

**CITY OF BRIGHTON, COLORADO
REGULAR SESSION
MARCH 18, 2014
7:00 P.M.**

***THERE IS A 5-MINUTE
LIMIT TO ADDRESS
COUNCIL.**

**MAYOR
MAYOR PRO-TEM

COUNCIL MEMBERS**

- **RICHARD N MCLEAN**
- **KIRBY WALLIN**
- **LYNN BACA**
- **REX BELL**
- **JW EDWARDS**
- **MARK HUMBERT**
- **JOAN KNISS**
- **KEN KREUTZER**
- **CYNTHIA A MARTINEZ**

1. CALL TO ORDER

- A. Pledge of Allegiance to the American Flag.
- B. Roll Call.

2. CONSENT AGENDA

- A. Approval of the February 4, 2014 City Council Minutes.
- B. Approval of the February 18, 2014 City Council Minutes.

3. APPROVAL OF REGULAR AGENDA (Council may take a short break between 8:30–9:00 p.m.)

4. CEREMONIES

- A. BJAA Presentation of their History Book.
- B. Presentation by Senator Mary Hodge.
- C. Sexual Assault Awareness Month Proclamation.
- D. Eye for Art Presentation.

5. PUBLIC INVITED TO BE HEARD ON MATTERS NOT ON THE AGENDA (Speakers limited to five minutes)

6. PUBLIC HEARINGS

- A. A Resolution of the City Council of the City of Brighton, Colorado, Approving the Application for an Extension of Vested Property Rights for the Brighton Lakes PUD for a Period of Two Years, to Expire on March 18, 2016. The Approximate 452 Acre Property is Generally Located on the Northwest Corner of 136th Avenue and the Extension of 19th Avenue, and is Further Described as a Parcel of Land Located within Section 19 and Section 20, Township 1 South, Range 66 West of the 6th Principal Meridian, City of Brighton, County of Adams, State of Colorado.

7. ORDINANCES FOR FINAL CONSIDERATION

- A. An Ordinance of the City Council of the City of Brighton, Colorado, Approving the Village at Southgate Planned Unit Development (PUD), as an Amendment to the Fuller Estates East PUD, for the Approximate 79.811 Acre Property, Located within Section 1, Township 2 South, Range 67 West of the 6th Principal Meridian, City of Brighton, County of Adams, State of Colorado, Subject to Specific Conditions as Set Forth Herein.

8. RESOLUTIONS

- A. A Resolution of the City Council of the City of Brighton, Colorado Authorizing the Submittal of a Grant Application to Colorado State Historical Fund for an Amount not to exceed Two Hundred Thousand Dollars (\$200,000) for the Main House Interior Phase 1 Project at Bromley-Koizuma-Hishinuma Farm; and Authorizing the City Manager to Execute the Grant Application Therefor.

9. UTILITIES BUSINESS ITEMS

Ordinances

Resolutions

- A. A Resolution of the City Council of the City of Brighton, Colorado, Appointing City of Brighton Acting Utilities Director Clint Blackhurst as the City of Brighton Representative on the Board of Directors of the Metro Wastewater Reclamation District to Fill an Unexpired Term to June 30, 2015.

10. GENERAL BUSINESS

11. REPORTS

- A. By the Mayor
B. By Department Heads
C. By the City Attorney
D. By the City Manager

12. REPORTS BY COUNCIL ON BOARDS & COMMISSIONS

13. EXECUTIVE SESSION

14. ADJOURNMENT

City Council Agenda Item 2A

**MINUTES OF THE REGULAR MEETING OF THE CITY COUNCIL
FOR THE CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF
COLORADO, HELD ON FEBRUARY 4, 2014.**

1. CALL TO ORDER

Mayor McLean called the meeting to order at 7:00 p.m.

A. Pledge of Allegiance to the American Flag.

Councilmember Baca led the recitation of the Pledge of Allegiance to the American Flag.

B. Roll Call.

Council present: Mayor McLean, Mayor Pro Tem Wallin, Councilmembers Baca, Bell, Edwards, Humbert, Kniss, Kreutzer and Martinez.

2. CONSENT AGENDA

3. APPROVAL OF REGULAR AGENDA (Council will take a short break between 8:30–9:00 p.m.)

City Manager Manuel Esquibel asked that an Executive Session be added under Item 13A for Legal Advice regarding the Adams County Detention Facility.

Motion by Councilmember Kniss to approve the Regular Agenda as amended, **second by Councilmember Humbert.**

Voting aye: All present.

4. CEREMONIES

A. Introduction of New Employees by Human Resources Director Karen Borkowski Surine.

Human Resources Director Borkowski introduced Kimberly Swearingen, Engineering Manager for Community Development and Murphy Robinson, City Manager Intern and gave a brief history of their background.

Mayor McLean and **City Council** welcomed the new employees to the City of Brighton.

B. Introduction of New Employees by Chief of Police Clint Blackhurst.

Chief of Police Clint Blackhurst introduced Stephen Woodruff, Police Officer and Tommy Quayle, Police Officer and gave a brief history of their background.

Mayor McLean and **City Council** welcomed the new employees to the City of Brighton.

C. Recognition of the City of Brighton Explorer Program.

Chief of Police Clint Blackhurst explained that the Brighton Explorers competed in Arizona against other Explorer posts across the country. Chief Blackhurst introduced the Sergeant Matt Domenico, Explorer Post Supervisor.

Sergeant Matt Domenico, Explorer Post Supervisor introduced the Explorers, explained what took place at the Annual Explorer Competition and the awards that were won by the Explorers. Sergeant Domenico congratulated the Explorers and thanked the Advisors for their hard work. Sergeant Domenico reported on the projects that the Explorers help with throughout the year and reported that there were 3,132 volunteer hours in 2013 by the Explorers.

5. PUBLIC INVITED TO BE HEARD ON MATTERS NOT ON THE AGENDA (Speakers limited to five minutes)

Mary Ellen Pollack, 1331 East Bridge Street, Brighton. Ms. Pollack announced that she will be running for Adams County Commissioner of District 5.

6. PUBLIC HEARINGS

A. Village at Southgate.

1. A Resolution of the City Council of the City of Brighton, Favorably Recommending Further Development of the Village at Southgate Overall Development Plan (ODP).

Mayor McLean opened the public hearing at 7:25 p.m. and Deputy City Clerk Patricia Leyva verified the required postings and publications (January 8, 2014 in the *Standard Blade*) for this public hearing were completed.

City Manager Esquibel introduced Associate City Planner Hazel Leem.

Associate City Planner Hazel Leem explained that this item is for the ODP for the Village at Southgate. The Overall Development Plan (ODP) is a conceptual Master Plan to integrate large parcels showing general character and layout for the development, showing connectivity to major developments, the approximate location of parks and open space and provision of adequate utilities. The purpose of the application is to review the ODP approval request. The owner of the property is PFG Acquisitions, LLC, the applicant is Lorax Construction, the property is generally located south of 120th Avenue between Peoria Street and Potomac Street and the parcel is approximately 79.811 acres.

The South Sub Area Plan which is a supplement to the Comprehensive Land Use Plan indicates the property for mixed use residential and a future land use development that would include employment uses, residential uses and retail uses. The Comprehensive Plan also indicates this planning area as the 120th Avenue Area which is intended for commercial and residential development. The primary entrance into the site would be in conjunction with the alignment for the Middle and High School area where a future traffic signal is anticipated to be installed when warranted. The property is intended to be used primarily for commercial on the north side of the property. There is an option in the PUD to be either high density residential or commercial and single-family detached primarily on the south portion of the property with a neighborhood park.

Staff finds that the ODP meets the approval criteria as outlined in the Land Use and Development Code. The Comprehensive Land Use Plan and South Area Plan indicate that this property for the proposed land uses is consistent with the future land use designation of mixed use residential and it meets the intent of the 120th Avenue Planning Area. Based upon the analysis and findings Staff recommends favorable recommendation for the ODP.

Mayor McLean read the title of the Resolution/Item 6A(1) into the record.

Mayor McLean asked if the applicant would like to add anything to the presentation.

Fred Cook, representing Lorax Construction, 310 East 5th Street, Loveland, Colorado. Mr. Cook explained that this is an 80 acre development. The development will start with higher density commercial along 120th Avenue and move back to residential, multi-family, commercial and possibly single family. At this time there are not a lot of commercial opportunities in the area. The developer hopes to have the residential development to support the commercial development. The developer is evaluating the structural integrity of an existing barn and silo that are currently on the property and in the way of the expansion of 120th Avenue with the hope to relocate these structures and use them in a neighborhood park. This will help to keep some of the historical significance of the area.

Some of the existing neighbors have expressed concerns regarding the close proximity of the houses and smaller lots to their homes so the developer is working on solutions to address those concerns. The developer plans to hold a neighborhood meeting prior to the Final Plat to address the neighbors' concerns.

The developer has tried to configure the lots to give a lot of flexibility regarding market demands for uses and purchasers of the land. A lot of thought and consideration has been given to the architectural style to make sure it stays consistent throughout the development. There will be a lot of trail connectivity in the development from the commercial areas to the neighborhoods and the parks, including 10' and 8' trails. The developer tried to take a step above the minimum standards in Brighton when coming up with the guidelines for this development. There is a plan for a full access intersection at the Middle School entrance which will relieve some of the stress on the neighborhood and surrounding areas and there will also be a secondary entrance. There will be access points throughout the project which will connect with the surrounding properties when they are developed in the future. A bike trail and pedestrian trail will be built along 120th Avenue. Drainage for the project was a concern; right now there is the Second Creek drainage which comes down through the project and a channel has been designed to collect any flood water or drainage flows through the project, across the site, down the western border and to the ditch in front of Fuller Estates and will connect into a regional drainage improvement to the north and west.

Mayor McLean asked if anyone in the audience had questions for the applicant.

Matt Jerase, 11809 Salem Street. Mr. Jerase asked if the waterway in the development is considered as the 100 year floodplain.

Mr. Cook explained that this issue has been addressed with the developer's engineering and all of the flood requirements have been met based on Urban Drainage requirements, and the channel has been engineered to hold the flood flows.

John Gordon, 12844 East 116th Court, Henderson, Colorado. Mr. Gordon explained that Commerce City made the lots to the west of Fuller Estates one (1) acre lots and asks that the City make the lots in the development to the east next to the drainage channel one (1) acre lots to uphold the value of the properties in Fuller Estates. Mr. Gordon asked what the value of the homes along the drainage channel will be in this development.

Mr. Cook explained that the developer is looking for general zoning at this time through the ODP to set standards for the project. It is the developer's intent to work with the neighborhood to come up with a solution for buffering and larger lots prior to submitting a Final Plat to the City through neighborhood meetings to create a plan acceptable to the developer and surrounding neighbors.

Terry Luce, 12606 East 118th Court, Brighton. Mr. Luce explained that his neighborhood is all on well and septic and has had problems in the past; Mr. Luce asked if there are any plans to provide water and sewer at a cheaper rate to this neighborhood than was proposed a few years ago.

Mr. Luce was referred to Community Development Director Holly Prather.

Joseph Anderson, 11849 Salem. Mr. Anderson explained that he moved into his home when it was a quiet neighborhood and putting all of these small homes next to his development will cause light pollution. There is a large shopping center that is not full less than two (2) miles from this location and Mr. Anderson asked why any commercial or industrial would be built in this area that will sit empty for a long time.

Mr. Cook explained that they are developing the land and are asking for flexibility in the ODP so that they can react to market demand. The developer feels there is a strong demand for basic services in the neighborhood including food service, dry cleaners, stores and shops that would be associated with inline retail. There are not a lot of these services around for miles.

Lynn Ann Sheets, 12884 East 117th Court. Ms. Sheets requested that City Council reject or continue the Overall Development Plan and Planned Unit Development of Southgate and direct staff to do additional research on the impact of the plat to the existing properties directly behind and west of this subdivision. Ms. Sheets is concerned that there is only one reading for this item. Ms. Sheets provided a letter to Council and listed concerns including funds being accepted by the developer in lieu of open space, neighborhood parks, and community park acreages and the plan states that it is a shortage of twenty (20) acres for the eighty (80) acre parcel. Ms. Sheets is concerned about the drainage from the forty (40) acres that lie directly south of the property and the elevation of that land is 15' to 20' higher than her property. Ms. Sheets is concerned that the current drainage in the detention area stops just prior to her property line and feels this could negatively affect her property value. Her lot would be the only lot in the subdivision that is directly adjacent to the medium density single-family homes which would be approximately six (6) to eight (8) family homes directly behind her 2 ½ acre lot. There would be larger lots adjacent to the School District 27J industrial area, so Ms. Sheets does not feel that it makes sense to have the larger lots next to the industrial area and the 75' x 100' lots next to her 2 ½ acre lot. Ms. Sheets is concerned that she is allowed four (4) large animals, horses and cattle, two (2) hogs and household pets on her property that would be directly adjacent to medium density single-family homes. Ms. Sheets feels that her land usage is incompatible with six (6) 75' x 100' parcels. Ms. Sheets is concerned that her covenants do not allow her to construct a solid fence or wall to mitigate any of the light, noise or traffic that would come with this development. In order to change the covenants Ms. Sheets would have to hire an attorney, draft covenants and change them because at this time there is not an active HOA. Ms. Sheets hopes Council will require the developer to have a buffer between their homes and the medium density single-family homes like Jacobs Run and Indigo Trails have done. Ms. Sheets included in her letter suggested revisions to the Plat including moving the larger lots to the properties adjacent to hers, continuing the drainage area for the entire length of the subdivision on the west side, the developer should be required to use berms, agriculture to mitigate noise, lighting and the lot compatibility. These concerns were presented to the Planning Commission and Mr. Cook at the public hearing and the information presented this evening did not reflect any of the proposed changes. Ms. Sheets asked Council to consider these changes so the residents in the area can enjoy the lifestyle they have lived for the past twenty (20) years and not see a negative impact to their property values.

Alan Trudell, 12303 East 115th Avenue, Fuller Estates Subdivision. Mr. Trudell explained that he is here to support his neighbors and is concerned that Prairie View Middle School and High School are overcrowded already and when these homes are built there will not be room for those students. There is also a concern regarding police patrol because there is not a lot at this time and there are problems now with residents of the River Run subdivision speeding through the Fuller Estates subdivision. Mr. Trudell asked when crosswalks will be put in for the safety of the children going to school. Mr. Trudell agrees that the bigger lots should be on the east side of the subdivision so there is a buffer and Fuller Estates can keep their home values up. Mr. Trudell asked if the drainage was designed for the 100 year flood. Mr. Trudell asked someone from the engineering department to call him back several weeks ago and nobody called him back. Mr. Trudell expressed his concern regarding the nesting birds

in the area of the old barn and where they will go when it is moved. Mr. Trudell asked that the City Council reconsider this development and do something a little bit different if it will move forward.

Mike Moravik, 12984 East 116th Court. Mr. Moravik expressed his concern regarding the proposed six (6) lanes of road on 120th Avenue. His son was struck by a car last year while trying to cross the two (2) lane road and adding commercial properties across the street from the Middle School will add traffic and make it more difficult for the Middle School students to cross the six (6) lane road into the subdivision.

Mr. Cook explained that the developer is willing to work with the neighborhood to try to mitigate some of the issues and will consider the comments that have been made. The developer does believe that this project is compliant with the overall intent of the zoning that currently exists on the property and they have tried to raise the bar and the standards within the conditions and terms of the PUD to make this project a little bit more defined and have a higher level of standards for the development and construction. The first presentation took place at Planning Commission last week and there were a number of issues that were raised by some of the neighbors and the Planning Commission which the developer is taking under advisement. Before moving forward with any of the development of the property the developer will meet with the neighborhood and present their new plan. Some of the issues that have been raised including adding the buffering of the lots along their border are important points that need to be addressed with them. The developer does feel that they have addressed all of the drainage requirements under the City's standards as well as under Urban Drainage requirements for the property. Mr. Cook feels that overall this is a great development and will be an asset and help to serve the surrounding neighborhoods and homes in the area. Mr. Cook looks forward to working with the City and the neighborhood through this process to build something that Brighton can be proud of.

Mayor McLean asked if anyone in the audience wished to speak on behalf of the request, there was none.

City Attorney Margaret Brubaker explained that the Overall Development Plan is conceptual only. It sets out what the developer would like to do with the property and it is neither approved nor disapproved by the City Council. The action that the Council takes is whether they recommend, based on the information in the ODP, whether the developer should proceed with the following requirements in order to get the development approved which would include getting it zoned. This will take place with the PUD which will be heard next. If that is approved the developer will have to go through a Final Plat process which will include where the lots are, how big they are, where the streets are located, exactly where the drainage will be located and what other requirements there will be. This is just the first step in the process, conceptual in nature and the Council will just make a recommendation either in favor of or not in favor of encouraging the developer to proceed with the development. That is why this is approved by Resolution with only one (1) reading, the PUD zoning is approved by Ordinance which requires two (2) readings so there will be more opportunities as the development process proceeds.

Mayor McLean asked if there were questions from City Council.

Councilmember Martinez expressed her concern that there will only be one (1) intersection on 120th Avenue that will probably have a light which she feels is essential if there is development in the area. The other entrance into and out of the subdivision is only a right turn in and a right turn out so this is concerning with the schools across the street and the number of residents in the proposed subdivision. Councilmember Martinez is also concerned with the drainage in the subdivision because there have been issues in the past in this area. Councilmember Martinez asked if a street could be added as a buffer between the development and Fuller Estates. Councilmember Martinez noted that there are three (3) streets going out on the east side of the subdivision and asked how close the 27J School bus

facility is and how it will be affected. Councilmember Martinez asked that Streets and Fleet Director Joe Smith conduct a study on 120th Avenue with all of the traffic that will be in the area.

Mr. Cook explained that the developer feels they have adequately handled the potential traffic flows through the project with their current road plan. This has been accomplished by commissioning traffic studies that have shown how wide the roads have to be, the number of lanes required, the acceleration and deceleration lanes required and the improvements that must be done to 120th Avenue and the interior of the project. Parts of the road connections are to allow traffic flow through future developments and they will help relieve some of the pressure throughout those roads. The Fuller Estates residents surely do not want traffic from this project being circulated through their subdivision or connected to any of their roads. Once this project gets started, there will probably be future development of the parcels both to the south and to the east. The drainage is compliant with Urban Drainage and the City of Brighton standards. The developer has taken into consideration with the project the impacts and ability to channel the flows from the lots into the drainage area but they will take a second look at these concerns. Mr. Cook asked that the City approve the general concept of this development.

Councilmember Martinez expressed her concern regarding the number of proposed homes in the small space of the development. Mr. Cook explained that the developer has built a number of areas like this in Commerce City and Brighton with the same type of density and the lot sizes are 6500 to 9000 sq. ft. Mr. Cook agrees that some additional buffering should be supplied in certain areas of the development and these issues need to be addressed with the community. It is also important to be able to support that community with some of the commercial uses that will be included. There will also be a trail system so the residents can be connected to other parts of the development.

Mayor McLean asked what other developments in the City contains lots of this size.

Associate Planner Leem reported that Brighton Crossing and Brighton East Farms have similar lot sizes.

Councilmember Kreutzer asked what population is expected in the multi-residential which calls for 300 units and the single residential area which calls for 150 units. It seems there will be a huge concentration of people there that has not been addressed. Councilmember Kreutzer explained that he would like to know that the concerns of the neighbors will be addressed and that there will be a transition from the existing homes in Fuller Estates to the medium density development. Councilmember Kreutzer asked what the process would be to make sure that these concerns are addressed.

City Attorney Brubaker explained that it would be appropriate for somebody to list any specific concerns when the motion is made to approve the Resolution. It would also be appropriate to make it a requirement that the developer meet with the residents to discuss their issues.

Councilmember Kreutzer asked what the population is estimated to be in this development. **Associate Planner Leem** reported that it is perceived that with each unit there would be approximately 2.95 persons which is a typical standard of how populations are calculated. With the maximum of 300 units that would be a population of 885 persons.

Councilmember Bell explained that sometimes developers receive a bad reputation but developers bring a lot to Brighton and have taken a lot of criticism, but have developed Brighton. The community of Brighton has developed an extensive process that developers must go through before they can move forward with a development project. When considering the ODP Council can tell the developer what they like and do not like about their plan. Mr. Cook has stated several times that he is anxious to meet with the Fuller Estates residents to work out some of their issues. Councilmember

Bell encouraged everyone to work together during this process. Councilmember Bell would like to see buffers between the existing and the new developments and is in favor of this plan.

Councilmember Kniss stressed the importance of having neighborhood meetings and asked if 120th Avenue will be a six (6) lane road from Peoria to Sable Boulevard. Mr. Cook explained that the six (6) lane road will be warranted at build out. A traffic study was done which indicated that eventually with the development going on in the area that 120th Avenue will be multiple lanes from Highway 85 to across I-76.

Mayor McLean asked what will warrant 120th becoming a multiple lane road. Mr. Cook explained that on top of this project there is roughly 100 acres surrounding it that will eventually be developed and the Adams Crossing project that is over 600 acres. When those projects develop there will be a need for greater arterials for the roadways along Sable Boulevard and 120th Avenue to be able to handle the additional traffic from these developments. This property has an excellent location between Highway 85 and I-76 and the developer has tried to minimize those impacts by having more residential in the development of the project with more supporting commercial rather than having high density commercial. There will be a need to further develop the roadways when all of the empty parcels are developed based on the traffic studies. The timeframe for all of these improvements will be decided between the developer and the City. Mr. Cook feels that the traffic light should be put in at the Middle School and Southgate Boulevard as soon as possible for the public's health and safety.

Councilmember Humbert asked that with the traffic density that there is now, how close is 120th Avenue to warranting a light at the Middle School. **Streets and Fleet Director Joe Smith** reported that he does not have specific numbers at this time but a warrant study was done at the High School and it did not meet the requirements for a light and the Middle School has less use so it would probably not warrant a light at this time. The Denver Regional Council of Governments (DRCOG) 2035 Plan has 120th Avenue as a six (6) lane principal arterial. It does not warrant being built out to six (6) lanes at this time, but due to its regional nature it probably will be. It would be hard to put a traffic signal there at this time because there are not currently the traffic numbers generated yet to meet the warrant. Director Smith expects that it will not be too long after at least the commercial development that a traffic signal would be needed.

Mayor McLean asked if a traffic study has been done since the [Adams County] government center was opened in that area. **Streets and Fleet Director Joe Smith** explained that the School District did a study with Commerce City about a year ago.

Councilmember Humbert asked if it could be stipulated that there is a dialogue take place in the ODP. **City Attorney Brubaker** explained that could be a condition added to the Resolution.

Councilmember Baca thanked all of the residents for participating in this process and bringing concerns about their neighborhood with Council. Councilmember Baca is glad to hear that the developer would like development to be a collaboration which is very important. Councilmember Baca asked to look at the parks and open space and expressed her appreciation regarding the trail connectivity in the project.

Councilmember Martinez asked if there would be a sidewalk constructed on the south side of 120th Avenue like was done on the north side of 120th Avenue. **Streets and Fleet Director Joe Smith** explained that a six (6) lane principal arterial typically has pedestrian access on both sides, typically a trail. The City's Trail Plan shows a 10' trail on the south side. Councilmember Martinez asked if this would be constructed prior to build out. Director Smith explained that the sidewalk in place at this time is temporary because there is still more roadway to be built so building a sidewalk at this time would require the City to acquire property and place the sidewalk off of center line.

Mayor McLean closed the public hearing at 8:33 p.m.

Councilmember Martinez, Councilmember Kniss and City Attorney Brubaker confirmed the following conditions to be added to the Resolution: larger buffers, traffic, density of homes and/or lot sizes and location, drainage issues, dialogue of Mr. Cook with the community, specifically Fuller Estates, and there will be a report to address the specific deviation from open space being dedicated in the project.

City Attorney Margaret Brubaker explained where the stipulations will be placed in the amended Resolution.

Motion by Councilmember Bell to approve Resolution 2014-08, as amended, with the stated conditions, the title of which as read by Mayor McLean, **second by Mayor Pro Tem Wallin.**

Voting aye: All present.

- 1. An Ordinance of the City Council of the City of Brighton, Colorado, Approving the Village at Southgate Planned Unit Development (PUD), as an Amendment to the Fuller Estates East PUD, for the Approximate 79.811 Acre Property, Located Within Section 1, Township 2 South, Range 67 West of the 6th Principal Meridian, City of Brighton, County of Adams, State of Colorado, Subject to Specific Conditions as Set Forth Herein. (First Reading)**

Mayor McLean read the title of the Ordinance into the record.

Mayor McLean opened the public hearing at 8:40 p.m. and Deputy City Clerk Patricia Leyva verified the required postings and publications (January 8, 2014 in the *Standard Blade*) for this public hearing were completed.

Associate City Planner Hazel Leem explained that the Planned Unit Development (PUD) is intended to provide a means and the guidelines through which tracts of land are developed through a PUD final development plan, which integrates land uses and site considerations for land as a unit. Council is asked to review the PUD. The property is located south of 120th Avenue and generally between Peoria Street and Potomac Street and the property is just less than 80 acres. The property was annexed and zoned on August 2, 1988 as part of the Fuller Estates East PUD. The proposed uses for the Village at Southgate PUD are similar to the approved uses in the original Fuller Estates PUD with the inclusion of updated regulations and design guidelines for the development. The Preliminary Plat was approved by Planning Commission on January 28, 2014 and City Council will review the Final Plat application in the future, which has yet to be submitted to the City. The South Sub Area Plan indicates that the property is designated for mixed-use residential, future development which includes employment, retail and residential uses. The Planning Area is designated as 120th Avenue Area which is intended for residential and commercial development. The PUD Land Plan shows commercial uses adjacent to 120th Avenue. Adams County designates 120th Avenue as a regional major arterial. Planning Areas D and B are indicated to be flexible as either commercial or high density residential. Tract D has been indicated as a neighborhood park to be dedicated to the City, and the remainder of the parcels to be single family detached development.

The applicant has worked through the Development Review Committee process and comments have been resolved with the Parks and Recreation Department. All residential developments are required to provide a certain amount of neighborhood parks, community parks and open space. The developer has satisfied all requirements for a neighborhood park onsite and will be providing a fee in lieu for the community park requirements and open space. Some of the open space requirement is being partially satisfied by a smaller parcel and other qualifying areas that meet the City's regulations regarding what can be considered open space. Part of the open space will be tracts of land that are adjacent to 120th Avenue and the developer is providing an additional amount of area than is typically required with

public street right-of-way dedications. Additionally, in the area where drainage is being shown, the developer is providing additional buffers and the allowance of trails to be located within the area. The area where trails can be connected throughout the property would also qualify as credit to open space, but the dedication requirement will be predominately met as cash in lieu for the development.

Regarding public notice, the property did have a posting on the site for the public hearing, notification was placed in the *Brighton Standard Blade* and property owners within 300' were sent notification of the public hearing as part of the City's process.

Staff finds that the Planned Unit Development meets the approval criteria as outlined in the Land Use and Development Code for a PUD. The proposed land uses for the property are consistent with the future land use designation of mixed use residential and meet the intent of the 120th Avenue Planning Area. Based on the analysis and findings, staff recommends approval of the PUD.

Mayor McLean asked if the applicant would like to add anything to the presentation.

Fred Cook, representing Lorax Construction, 310 East 5th Street, Loveland, Colorado. Mr. Cook explained that there has been a very detailed discussion about all of these points [raised by the public] and Mr. Cook assured Council that the developer is going to continue to work with the neighborhood to come up with a plan. The developer will be taking the comments made by Council and the neighborhood group into consideration while working toward the Final Plat. Mr. Cook respectfully requests approval of this PUD.

Assistant City Manager of Development Marv Falconburg explained that the PUD is a little more detailed than the ODP and the PUD does require two (2) readings. Council can consider the first reading of the PUD tonight and could also consider applying similar conditions that were applied to the ODP and have all of those issues worked out before the ordinance comes back at final reading.

Mayor McLean asked if anyone in the audience had questions for the applicant.

John Gordon, 12844 East 116th Court. Mr. Gordon explained that the southwest corner of the PUD Land Plan floods quite often and his neighbor's yard floods then too. Since there will be concrete and asphalt in this area there will not be anywhere for the water to go when the property is developed so the drainage in this area should be looked at. Mr. Gordon's property touches one corner of this property and he did not receive a public hearing notice and he is concerned about this.

Lynn Ann Sheets, 12884 East 117th Court. Ms. Sheets asked Council that should they approve the PUD this evening, is there a deadline or timeframe that the developer has to submit the Final Plat.

Assistant City Manager of Development Marv Falconburg reported that Council will not decide on final reading [of the PUD ordinance] until some of these issues are worked out. There is an indefinite timeframe between first and final reading. There will probably be time for the developer to meet with the neighbors to address the issues on the ODP and the PUD. There has been up to a year between first and final reading which is not preferred by staff but it depends on the developer's turnaround time when they submit those plans, typically a few weeks. After the PUD is approved there is typically a three (3) year vesting period and the developer would need to build in that timeframe and a Final Plat would need to be submitted and there would be a timeframe when that would expire. A PUD has a timeframe of three (3) years unless Council gives an additional timeframe for vesting.

Alan Trudell, 12303 East 115th Avenue, Fuller Estates Subdivision. Mr. Trudell asked if there is another place to advertise besides the *Standard Blade* so people are made aware of the hearing. Mr. Trudell asked if the postings on the property could be bigger because it is necessary to get out of your car to read the dates on the sign.

Associate Planner Leem reported that the sign that was posted on the property was the standard posting size. The City does have other forms available where banners have been posted for very large projects such as the Wastewater Treatment Plant so there are other options. Staff could post more than one (1) sign, but what was posted on the site is the general standard of what is available. It is the City's policy to publish the notice in the *Brighton Standard Blade*. Notices have been posted in the Denver Post but this is not typically done because the publication requirements state that the notice should be published in a local paper circulating in the City. Associate Planner Leem reported to Council that she reviewed the public notice records which indicate that a notice was sent to John and Tammy Gordon at 12844 East 116th Court. Associate Planner Leem is not sure what may have happened after the City sent the notice to Mr. and Mrs. Gordon.

Mayor McLean reported that there are several residents from Fuller Estates in Council chambers this evening so however these neighbors heard about the hearing, newspaper, posting or word of mouth, the word got out. Mayor McLean explained that maybe the size of the signs should be bigger and this is something that staff will look at.

Mayor McLean asked if anyone in the audience wished to speak on behalf of the request, there was none.

Mayor McLean asked if anyone in the audience wished to speak against the request, there was none.

Mayor McLean asked if any correspondence had been received, there was none.

Mayor McLean asked if there were questions from City Council, there was none.

Mayor McLean closed the public hearing at 8:59 p.m.

The Council agreed that the following conditions will be added to the Ordinance: larger buffers, traffic, density of homes and/or lot sizes and location, drainage issues, dialogue of Mr. Cook with the community, specifically Fuller Estates, transitions and open space.

Motion by Councilmember Martinez to approve the Ordinance as amended with the stated conditions, the title of which as read by Mayor McLean, **second by Councilmember Edwards**.

Voting aye: All present.

7. ORDINANCES FOR FINAL CONSIDERATION

8. RESOLUTIONS

A. A Resolution of the City Council of the City of Brighton, Colorado, Accepting the Proposal of H.W. Houston Construction Company and Awarding the Contract for Phase 2 of the Replacement/Renovation of Exterior Wood Windows for South and East Sides of Historic City Hall, RFP #13-001, in an Amount not to exceed Ninety Two Thousand Dollars (\$92,000.00), and Authorizing the Mayor to Sign the Contract on Behalf of the City.

Mayor McLean read the title of the Resolution into the record.

City Manager Esquibel introduced Procurement and Contracts Manager Sharon Williams and Facilities Project Manager Bob Brady.

Procurement and Contracts Manager Sharon Williams explained that this Resolution will approve the project to complete the second phase of the window replacement at Historic City Hall.

Phase II will complete the replacement of the windows on the south and east sides of the building. The Resolution must be amended to indicate south and east windows and not north and west windows. Formal proposals were received in 2013 and in that proposal staff asked for the vendors to submit their proposals for both phases so staff could make sure that the windows were identical and the work was done similarly to the first phase. H.W. Houston was awarded the contract for Phase I and satisfactorily completed the installation. In order to assure that all windows are the same manufacturer and make for Phase II it is recommended that the award be made to H.W. Houston in the amount of \$92,000.00 which is within the budgeted amount of \$100,000.00 for Phase II. Staff recommends approval of this Resolution.

Motion by Councilmember Martinez to approve Resolution 2014-09 as amended the title of which as read by Mayor McLean, **second by Councilmember Kreutzer.**

Voting aye: All present.

B. A Resolution of the City Council of the City of Brighton, Colorado, Accepting the Proposal of Building Technology Systems, Inc. and Awarding the Contract for Phase 2 of the Replacement of Recreation Center Pool Boilers, RFP #13-038, in an Amount not to exceed Fifty Five Thousand One Hundred Fifty Five Dollars (\$55,155.00), and Authorizing the Mayor to Sign the Contract on Behalf of the City.

Mayor McLean read the title of the Resolution into the record.

City Manager Esquibel introduced Procurement and Contracts Manager Sharon Williams and Facilities Project Manager Bob Brady.

Procurement and Contracts Manager Sharon Williams explained that the same type of solicitation was done for this project as the previous one. There was a solicitation done for the completion of Phase I and Phase II of the boiler replacement. Building Technologies did a great job on finishing the first phase. The only difference is that in Phase I the leisure pool boiler was completed and in Phase II the lap pool boiler will be completed. There have been repair issues for many years on the lap pool boiler which creates challenges in maintaining the proper pool water temperatures and it is not energy efficient. Funding is approved in the amount of \$80,000.00 so staff recommends awarding of this contract to the firm having the requisite experience to perform the Phase II completion in the amount of \$55,155.00 to Building Technology Systems, Inc. Procurement and Contracts Manager Williams answered questions from Council regarding:

- This firm having worked on the pool in the past.

Motion by Mayor Pro Tem Wallin to approve Resolution 2014-10 the title of which as read by Mayor McLean, **second by Councilmember Edwards.**

Voting aye: All present.

C. A Resolution of the City Council of the City of Brighton, Colorado, Accepting the Bid of Silva Construction, Inc. and Awarding the Contract for the Handicap Ramp Replacement Program (2013 CDBG Project), Bid #13-078, in an Amount not to exceed Seventy One Thousand Three Hundred and Sixty Dollars (\$71,360.00), and Authorizing the Mayor to Sign the Contract on Behalf of the City and the City Clerk to Attest Thereto.

Mayor McLean read the title of the Resolution into the record.

City Manager Esquibel introduced Streets and Fleet Director Joe Smith.

Streets and Fleet Director Joe Smith requested City Council approval of the formal bid for the Handicap Ramp Replacement Program (2013 CDBG Project) to the lowest most responsive and responsible bidder. This is a program that is done each year. City Council approved using CDBG funds for different projects in the City. Staff was directed by Council to continue with the Handicap Ramp program. This program has been done for two (2) years and some drainage and sidewalk work has been done also with CDBG funds. Upgrading ramps to compliant ADA ramps could probably be done for many years. This year the program will focus on 2nd and 3rd Avenues and some raps at Bridge Street and Main Street. Nine (9) firms submitted bids and funding was approved in the 2013 budget in the amount of \$90,000.00. In completing the review and evaluation for this bid the recommendation is to award the bid to Silva Construction, Inc. in the amount of \$71,360.00. Reference checks for Silva Construction, Inc. have been completed and indicate a high degree of satisfaction of contract work performed and Silva Construction, Inc. is in good standing with the State of Colorado. Director Smith answered questions from Council regarding:

- Silva Construction Inc. completing other projects in the City.
- The number of ramps being completed this year.
- Moving of the fire hydrant at 4th Avenue and Bromley Lane.

Motion by Councilmember Humbert to approve Resolution 2014-11 the title of which as read by Mayor McLean, **second by Councilmember Baca.**

Voting aye: All present.

D. Board and Commission Appointments.

1. **A Resolution of the City Council of the City of Brighton, Colorado, Appointing Jeff Bernard as a Member of the Brighton Board of Appeals to Fill a New Term to September, 2016.**

Mayor McLean read the title of the Resolution into the record.

Motion by Councilmember Kreutzer to approve Resolution 2014-12 the title of which as read by Mayor McLean, **second by Councilmember Kniss.**

Voting aye: All present.

2. **A Resolution of the City Council of the City of Brighton, Colorado, Appointing Archie Demarest as a Member of the Brighton Planning Commission to Fill an Unexpired Ward 4 Term to January, 2017.**

Mayor McLean read the title of the Resolution into the record.

Motion by Councilmember Humbert to approve Resolution 2014-13 the title of which as read by Mayor McLean, **second by Councilmember Bell.**

Voting aye: All present.

3. **A Resolution of the City Council of the City of Brighton, Colorado, Appointing Philip Covarrubias as an Alternate Member of the Brighton Planning Commission to fill an Unexpired Term to January, 2016.**

Mayor McLean read the title of the Resolution into the record.

Motion by Councilmember Kniss to approve Resolution 2014-14 the title of which as read by Mayor McLean, **second by Councilmember Edwards.**

Voting aye: All present.

9. UTILITIES BUSINESS ITEMS

Ordinances

A. An Ordinance of the City Council of the City of Brighton, Colorado Amending Section 17-12-20 Words Terms and Phrases and Section 17-16-200 FC – Flood Plain Control District of Chapter 17. Land Use and Development Code, of the Brighton Municipal Code; Correcting and Adding Definitions; Adding Standards and Requirements for Applications for Flood Plain Permits and the Review Thereof; Adding to and Amending Certain Flood Plain Regulations; Designating Critical Facilities; Setting Requirements for Properties Removed from the Flood Plain by Fill and Recreational Vehicles as Required by the Colorado Department of Natural Resources, Water Conservation Board’s Rules and Regulations for Regulatory Floodplains in Colorado; and Setting Forth Other Details Related Thereto. (Public Hearing, First Reading)

Mayor McLean read the title of the Ordinance into the record.

Mayor McLean opened the public hearing at 9:22 p.m. and Deputy City Clerk Patricia Leyva verified the required postings and publications (January 22, 2014 in the *Standard Blade*) for this public hearing were completed.

City Manager Esquibel introduced Stormwater Coordinator Juliana Archuleta.

Stormwater Coordinator Juliana Archuleta gave a summary of the City’s Floodplain program. The assigned Floodplain Administrator is the Utilities Director. There are sixteen (16) current flood insurance policies which are issued by the National Flood Insurance Program; the City does not administer the program. The City issues approximately one (1) floodplain permit every five (5) to ten (10) years. The City’s current Ordinance does not allow any development or construction activity without a floodplain permit. No structures are allowed in the floodplain and any property must be removed from the floodplain through an extensive and very difficult FEMA process. FEMA provided maps with the current floodplains and the waterways with a floodplain are the South Platte River, Second Creek and Third Creek. There are three (3) waterways within the South Platte Watershed and within the South Beebe Watershed there are not any waterways located in the City.

Staff is requesting the amendments to the Code to comply with State requirements. If this revision is approved the City will remain eligible for FEMA’s National Flood Insurance Program which is a benefit for Brighton residents. The proposed changes to the Municipal Code include changes to Section 4 referring to more responsibilities and duties and to clarify the duties for the Floodplain Administrator; there is language regarding existing structures that as long as they are in the City limits of Brighton and existing they are not required to retrofit or be held to the more stringent standards. Section 5 refers to the floodplain permit application materials regarding the forms, submission, status, elevations and all information needed for review. Section 6 refers to the floodplain permit review process which states minimum guidelines to be followed during the review, assessing the risk of having the development, dangers to the property and people, whether there are any other alternatives and if it is a critical facility. Section 7 refers to floodplain requirements for non-critical facilities. Section 8 added some language regarding compliance and enforcement authority. Section 9 refers to recreation vehicle requirements in the floodplain, temporary parking and the need to have the vehicles in operational mode. Section 10 discusses requirements to remove properties by fill. Section 11 refers to critical facilities which the State is focusing on. The State asked the City to define critical facilities and why it is important to set stringent standards for defining those critical facilities. A critical facility is anything that provides an essential service which includes community shelters,

utility plants, water, electrical plants, emergency response operations, anyone dealing with hazardous materials should be held to higher standards, at-risk populations such as schools, care centers and hospitals should be held to higher standards, police and emergency response should be able to access these facilities without risking equipment and personnel. Critical facilities are not allowed unless they comply with the stringent standards.

The Planning Commission approved this as a Land use Code Amendment. Stormwater Coordinator Archuleta thanked City Attorney Margaret Brubaker for her help with this Code amendment.

Mayor McLean asked if anyone in the audience had questions for the applicant, there was none.

Mayor McLean asked if anyone in the audience wished to speak on behalf of the request, there was none.

Mayor McLean asked if anyone in the audience wished to speak against the request, there was none.

Mayor McLean asked if any correspondence had been received, there was none.

Mayor McLean asked if there were questions from City Council.

Councilmember Bell asked what is being referred to when speaking of a 1' to 2' freeboard. **Stormwater Coordinator Archuleta** explained that one would design to a certain water elevation and any facility that is required to comply with that must be above that level so there is a margin of safety. The base flood elevations of the structure must be raised one more foot. Councilmember Bell asked if it was true that these changes will not cost the City any additional money. Stormwater Coordinator Archuleta reported that the City has support and assistance from FEMA and Urban Drainage and does not feel this will add any additional work to current City staff that is already doing the review process. This will cause an added burden to the developer.

Councilmember Martinez asked if these standards get changed on a regular basis or if there were changes because of the flooding last year. **Stormwater Coordinator Archuleta** reported that these changes were initiated three (3) years ago so it had nothing to do with the September storms. Councilmember Martinez asked if the City of Brighton has issues with flooding last September. Stormwater Coordinator Archuleta reported that there were certain locations but improvements were made to fix the problem. There are some historical issues that still need to be addressed including more frequent cleaning and maintenance.

Councilmember Edwards asked if these changes will affect any current residents, will they now be living in a floodplain area when they were not before. **Stormwater Coordinator Archuleta** explained that there are sixteen (16) residents that currently have a policy but these changes will not affect anyone else.

Mayor McLean closed the public hearing at 9:38 p.m.

Motion by Councilmember Humbert to approve the Ordinance the title of which as read by Mayor McLean, **second by Councilmember Baca**.

Voting aye: All present.

10. GENERAL BUSINESS

11. REPORTS

A. By the Mayor – No report.

B. By Department Heads – Economic Development Director Robert Smith reported that FMC Technologies has selected Brighton for their next project at 1571 WCR 27 and this facility will bring new jobs to the City.

C. By the City Attorney – No report.

D. By the City Manager – City Manager Esquibel distributed the existing City Council Administrative Policies for Travel to City Council.

12. REPORTS BY COUNCIL ON BOARDS & COMMISSIONS

Councilmember Baca attended a Northern Area Transportation Alliance (NATA) meeting and Council is invited to the groundbreaking for the rail system that runs through Thornton on March 20, 2014.

Mayor Pro Tem Wallin announced that the Youth Commission has been engaged in diversity training the past few weekends and asked that the Youth Commission come before Council to give a report on their training.

Councilmember Kreutzer announced that the Sister Cities Annual Auction and Dinner will be held on February 15, 2014. Councilmember Kreutzer explained that when he was in the 6th grade he was a member of the Junior Police in Brighton.

13. EXECUTIVE SESSION

Motion by Mayor Pro Tem Wallin, second by Councilmember Edwards to go into Executive Session at 9:50 p.m.

Voting aye: All present.

14. ADJOURNMENT

Motion by Councilmember Martinez, second by Councilmember Kreutzer to adjourn at 9:50 p.m.

Voting aye: All present.

CITY OF BRIGHTON, COLORADO

By: _____
Richard N. McLean, Mayor

ATTEST:

Patricia Leyva, Deputy City Clerk

Approval Date

**City Council
Agenda Item
2B**

**MINUTES OF THE REGULAR MEETING OF THE CITY COUNCIL
FOR THE CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF
COLORADO, HELD ON FEBRUARY 18, 2014.**

1. CALL TO ORDER

Mayor McLean called the meeting to order at 7:03 p.m.

A. Pledge of Allegiance to the American Flag.

Councilmember Bell led the recitation of the Pledge of Allegiance to the American Flag.

B. Roll Call.

Council present: Mayor McLean, Mayor Pro Tem Wallin, Councilmembers Baca, Bell, Edwards, Humbert, Kniss, Kreutzer and Martinez.

2. CONSENT AGENDA

A. Approval of the January 21, 2014 City Council Minutes.

City Clerk Natalie Hoel read the Consent Agenda into the record.

Motion by Councilmember Kniss to approve the Consent Agenda as presented, **second by Councilmember Kreutzer.**

Voting aye: All present.

3. APPROVAL OF REGULAR AGENDA (Council will take a short break between 8:30–9:00 p.m.)

Motion by Councilmember Edwards to approve the Regular Agenda as presented, **second by Mayor Pro Tem Wallin.**

Voting aye: All present.

4. CEREMONIES

A. Brighton Employees Charities Recognition.

City Manager Manuel Esquibel introduced Chief of Police Clint Blackhurst.

Chief of Police Clint Blackhurst introduced the members of the Brighton Employees Charities Committee (BEC) and reported on the success of their programs in 2013. Chief Blackhurst mentioned all of the names of the outside agencies that donated to the programs for the BEC.

Mayor McLean presented a certificate of recognition to the BEC members and the outside agencies that were present at the meeting.

B. Presentation by Representative Kevin Priola.

Representative Kevin Priola spoke to City Council about events taking place at the State level and answered questions from City Council.

5. PUBLIC INVITED TO BE HEARD ON MATTERS NOT ON THE AGENDA (Speakers limited to five minutes)

There was no comment under this portion of the Agenda.

6. ORDINANCES FOR INITIAL CONSIDERATION

- A. An Ordinance of the City Council of the City of Brighton, Colorado Amending the Following Sections of the Brighton Municipal Code: Section 2-36-30, Created; Membership (Relating to Alternates on the Planning Commission); Section 2-36-50, Terms of Office and Compensation (Relating to Alternates on the Planning Commission); Section 2-66-10 Establishment; Membership (Relating to the Historic Preservation Commission); Specifically Adding an Additional Alternate to the Planning Commission and Exempting the Professional Members of the Historic Preservation Commission from the Two Year Term Limitation; and Setting Forth Other Details Related Thereto.**

Mayor McLean read the title of the Ordinance into the record.

City Manager Esquibel introduced Community Development Director Holly Prather

Community Development Director Holly Prather presented the Municipal Code amendments regarding the terms for the Planning Commission and Historic Preservation Commission specifically Article 2 which is the Administration portion of the Code. The request is to modify Section 2-36-30 and Section 2-36-50. There is currently one (1) alternate member on the Planning Commission; this proposed amendment will allow two (2) alternate members. This direction was given to City staff at a previous Study Session. It has been difficult to get persons to serve on City boards and commissions and it would be a good thing to have two (2) alternates on the board and this will make the Planning Commission more consistent with other City boards that have two (2) alternates. It is also beneficial to the long term well being of the Planning Commission to have two (2) alternate members to fill in if more than one (1) member was unable to attend the meeting.

The Historic Preservation Commission (HPC) amendments in Section 22-66-10 will remove the term limitations for Professional members on the HPC. Brighton is a Certified Local Government (CLG) so the City oversees its own HPC and with that there are certain mandated State regulations that must be followed to keep the CLG status. One (1) requirement is that Professional members must serve on the HPC. There are currently three (3) Professional members serving but two (2) of them are soon to be term limited. It is difficult in a community of this size to find citizens willing to serve on a board or commission and have that expertise. Specifically the CLG status requires either a bachelors degree with a minimum number of years of experience, a graduate degree, or to be licensed as a professional architect. This would include an archaeology degree, architecture degree, or historic architecture degree; these requirements are very field specific toward historic preservation. City staff and the HPC are asking that Council consider removing the term limitations for Professional members for the HPC. These changes will be consistent with other Historic Preservation Commissions in the area. Staff contracted nine (9) other municipalities with their CLG status and of the seven (7) that responded only one (1) has term limits for their HPC that was Aurora which is the third largest city in the State. If the term limits are removed for Professional members Council will still have the ability to not renew their term.

A correction will be made to the draft Ordinance, the title and the third whereas clause, the two year term limitations will be changed to two term limitations. Director Prather answered questions from Council regarding:

- The Professional members continuing to be interviewed by Council.
- Term limits on the Board of Appeals

Motion by Councilmember Edwards to approve the Ordinance the title of which as read by Mayor McLean, **second by Councilmember Humbert.**

Voting aye: All present.

7. ORDINANCES FOR FINAL CONSIDERATION

8. RESOLUTIONS

- A. A Resolution of the City Council of the City of Brighton, Colorado Authorizing the Paths to Parks Grant Application to Great Outdoors Colorado in the Amount not to exceed Nine Hundred Fifty Thousand Dollars (\$950,000.00) for the “CFRT (Colorado Front Range Trail) from E-470 to Brighton” Project; and Authorizing the City Manager to Sign the Grant Application.**

Mayor McLean read the title of the Resolution into the record.

City Manager Esquibel introduced Parks and Recreation Director Gary Wardle.

Parks and Recreation Director Gary Wardle explained that this Resolution will authorize the submittal of a grant application to Great Outdoors Colorado for the specific Paths to Parks grant to construct trails throughout the State of Colorado. The grant the City is applying for is the Colorado Front Range Trail, which is the Platte River Ranch Trail and will run from E-470 into Brighton. The grant application request is \$950,000.00, the total project cost is estimated at \$2,427,410.00 and the City would then be responsible for the remaining \$1,477,410.00. Staff will look at appropriating those funds in the 2015 and 2016 budgets. Staff will also be applying for Adams County Open Space grants to help fund this project and there are two (2) additional years to apply for this grant. Staff submitted a letter of interest to GOCO and they have invited the City to submit this application because you have to be invited to apply. This grant does include dollars to put bridges across the Platte River. Director Wardle answered questions from Council regarding:

- The City’s portion of this project after the bridges.
- An effort to approach the landowner that has not agreed to allow the trail on his property.
- The location of the trail at E-470.

Motion by Councilmember Kreutzer to approve Resolution 2014-15 the title of which as read by Mayor McLean, **second by Mayor Pro Tem Wallin.**

Voting aye: All present.

9. UTILITIES BUSINESS ITEMS

Ordinances

- A. An Ordinance of the City Council of the City of Brighton, Colorado Amending Section 17-12-20 Words Terms and Phrases and Section 17-16-200 FC – Flood Plain Control District of Chapter 17. Land Use and Development Code, of the Brighton Municipal Code; Correcting and Adding Definitions; Adding Standards and Requirements for Applications for Flood Plain Permits and the Review Thereof; Adding to and Amending Certain Flood Plain Regulations; Designating Critical Facilities; Setting Requirements for Properties Removed from the Flood Plain by Fill and Recreational Vehicles as Required by the Colorado Department of Natural Resources, Water Conservation Board’s Rules and Regulations for Regulatory Floodplains in Colorado; and Setting Forth Other Details Related Thereto. (Final Reading)**

Mayor McLean read the title of the Ordinance into the record.

City Manager Esquibel explained that this is the final reading of the Ordinance and there have not been any changes since first reading.

Mayor McLean asked if there were any comments from the audience on the second reading of the Ordinance, there were none.

Motion by Councilmember Baca to approve Ordinance 2168 the title of which as read by Mayor McLean, **second by Councilmember Bell**.

Voting aye: All present.

Resolutions

B. A Resolution of the City Council of the City of Brighton, Colorado, to Find and Acknowledge that Good Cause Exists and that it is in the Best Interest of the City to Waive the Request for Proposal Process and Approve a Professional Services Agreement with White Sands Water Engineers, Inc. for the Provision of Water Related Engineering Services to the City; Setting Forth the Fees for said Services; Authorizing the Mayor to Execute said Agreement on Behalf of the City; and Setting Forth Other Details Related Thereto.

Mayor McLean read the title of the Resolution into the record.

City Manager Esquibel introduced Water Resources Engineer Sarah Borgers.

Water Resources Engineer Sarah Borgers explained that the City uses water resource engineers primarily for water court cases. The City has one (1) ongoing water court case to allow the pumping of Beebe Draw wells, which is critical to the City's operations. This is a very complex case that has taken a significant amount of time in negotiations with other entities and has been ongoing since 2003. Leonard Rice Engineers has been the City's water resource engineers and has managed these cases since 1982. On January 1, 2014 a group split from Leonard Rice and created a new company, White Sands Water Engineers, Inc. and the City's lead project manager went to White Sands. The City is at the end of a very critical water court case and feels it is critical to stay with the project manager at this time. The project manager has been on this case since 2003 and has extensive knowledge of the City's systems and knowledge of the ongoing negotiations. White Sands is capable and more cost effective than Leonard Rice. The City will still use Leonard Rice for groundwater modeling which is a large part of the City's case and White Sands will be doing the City's surface water analysis. Staff recommends approval of the White Sands so the City can maintain representation on these critical water cases. Water Resources Engineer Borgers answered questions from Council regarding:

- The rates in the Resolution being hourly rates.
- The average cost per year for water engineer services.
- There being tension between Leonard Rice and White Sands that would affect their representation of the City.

Motion by Councilmember Edwards to approve Resolution 2014-16 the title of which as read by Mayor McLean, **second by Councilmember Bell**.

Voting aye: All present.

10. GENERAL BUSINESS

- A. Schedule a Special Study Session on March 3, 2014 at 6:00 p.m. to continue the City Council Advance.**

Motion by Councilmember Humbert, second by Councilmember Martinez to schedule a Special Study Session on March 3, 2014 at 6:00 p.m.

Voting aye: All present.

11. REPORTS

- A. By the Mayor – Mayor McLean** asked for City Council support for the Metro Mayors Caucus support to hold the Republican National Convention in Denver. Mayor McLean attended the Mayors Council in Evans last week for Weld County. Some of the smaller communities are not getting much help from FEME on the flood issues.

- B. By Department Heads – Parks and Recreation Director Gary Wardle** reported that the Volunteer Fire Department sculpture has been placed at Station 2 on Firehouse Road and Bridge Street.

Chief of Police Clint Blackhurst reported that with the help of the School Resource Officers and students, three (3) individuals were arrested for the vandalism that took place several weeks ago at Carmichael Park.

- C. By the City Attorney –** No report.

- D. By the City Manager – City Manager Esquibel** reported that he will be out of the office on Friday and Chief of Police Clint Blackhurst will be in charge.

12. REPORTS BY COUNCIL ON BOARDS & COMMISSIONS

Councilmember Baca attended the Sister Cities dinner and it was an enjoyable time.

Mayor Pro Tem Wallin reported that the Youth Commission is selecting members to attend the National League of Cities conference in Washington D.C. Mayor Pro Tem Wallin congratulated Mayor McLean for being selected as Chair of the E-470 Board.

Councilmember Edwards attended the Eagle View Adult Center Advisory Board and announced that the Annual Spaghetti Dinner will be held on March 1, 2014. This fundraiser helps the seniors attending the Senior Games in the summer. Councilmember Edwards thanked City staff for their hard work last week on a waterline break at 4th Avenue and Skeel Street.

Councilmember Kreutzer attended the Parks and Recreation Advisory Board meeting and came away with an interesting perspective on cemeteries. Councilmember Kreutzer attended the Historic Preservation Commission meeting. Councilmember Kreutzer thanked everyone that attended the Sister Cities dinner and reported that approximately \$9,000.00 was raised and it was a great time. Several local politicians attended.

Councilmember Kniss reported that the developer that attended the last meeting regarding the development near Prairie View Middle School has set a meeting with the community which is a positive development. Councilmember Kniss announced that the Cultural Arts Commission is working on a Master Plan. Councilmember Kniss thanked City Manager Esquibel for bringing in the speaker for the Love of Cities and said that this book refers to arts and culture and Councilmember Kniss thanked the Eye for Art Committee for bringing art to the lobby of City Hall. Councilmember

Kniss attended the swearing in ceremony for the new police officers and thanked Chief Blackhurst for the invitation.

13. EXECUTIVE SESSION

For a Conference with the City Attorney for the Purpose of Receiving Legal Advice on Specific Legal Questions under C.R.S. Section 24-6-402(4)(b) regarding Oil and Gas.

Motion by Mayor Pro Tem Wallin, second by Councilmember Baca to go into Executive Session at 8:34 p.m.

Voting aye: All present.

14. ADJOURNMENT

Motion by Councilmember Kreutzer, second by Councilmember Martinez to adjourn at 8:35 p.m.

Voting aye: All present.

CITY OF BRIGHTON, COLORADO

**By: _____
Richard N. McLean, Mayor**

ATTEST:

Natalie Hoel, City Clerk

Approval Date

**City Council
Agenda Item
4C**



Proclamation

SEXUAL ASSAULT AWARENESS MONTH APRIL 1-30, 2014

Whereas, Sexual Assault Awareness Month is intended to draw attention to the fact that sexual violence is widespread and has public health implications for every community member of The City of Brighton; and

Whereas, Rape, sexual assault, and sexual harassment impact our community as seen by recent statistics indicating that 1 in 5 women and 1 in 71 men will have experienced sexual assault at some point in their lives*; and

Whereas, We must collaborate together to educate ourselves, our personnel and community about what can be done to prevent sexual assault and how to support survivors; and

Whereas, Staff and volunteers of anti-violence programs in the City of Brighton, encourage every person to speak out when witnessing acts of violence however small; and

Whereas, With leadership, dedication, and encouragement, there is compelling evidence that we can be successful in reducing sexual violence through prevention education, increased awareness, increased reporting and holding perpetrators who commit acts of violence responsible for their actions; and

Whereas, The City of Brighton strongly supports the efforts of national, state, and local partners, and of every citizen to actively engage in public and private efforts, including conversations about what sexual violence is, how to prevent it, how to help survivors connect with services, and how every segment of our society can work together to better address sexual violence.

NOW THEREFORE, I, Richard N. McLean, Mayor of the City of Brighton, on behalf of the City council, do hereby proclaim April, 2014 as

“Sexual Assault Awareness Month”

in the City of Brighton.

Dated this 18th Day of March, 2014.

CITY OF BRIGHTON

Richard N. McLean, Mayor

Kirby Wallin, Mayor Pro-Tem

Lynn Baca

Rex Bell

J.W. Edwards

Mark Humbert

Joan Kniss

Ken Kreutzer

Cynthia A. Martinez

ATTEST:

Natalie Hoel, City Clerk

**Statistic Citation: Black, M.C., Basile, K.C., Breiding, M.J., Smith, S.G., Walters, M.L., Merrick, M.T., Chen, J., & Stevens, M.R. (2011). The National Intimate Partner and Sexual Violence Survey (NISVS): 2010 Summary Report. Atlanta, GA: National Center for Injury Prevention and Control, Centers for Disease Control and Prevention*

**City Council
Agenda Item
6A**

COMMUNITY DEVELOPMENT DEPARTMENT

To: Mayor and City Council, Through City Manager, Manuel Esquibel

Prepared By: Aaron Clark, Planning Technician

Requested Action: Hold a Public Hearing and Consider the Extension of Vested Property Rights for the Brighton Lakes PUD.

Requested Council Date: March 18, 2014

Statutory or Municipal Code Process Requirements (in order):

1. Hold a Public Hearing;
2. Consider a Resolution to extend Vested Property Rights.

Statutory or Municipal Code Notification Requirements:

VPR	Owner Notice Letter	Newspaper Publication	Property Posting
Required	Min. 15 day notice	Min. 15 day notice	15 Day Notice
Actual	Sent: February 27, 2014	Published: February 26, 2014	Posted February 27, 2014
	To: Property owners within 300' of subject property	In: <u>Brighton Standard Blade</u>	
	19 day notice ¹	20 day notice (from 1 st pub.) ¹	19 Day Notice
Footnotes:			
1	The day the notice is posted/mailed/sent is not included in the number provided, but the day of the hearing is included in the number provided (considered a full day of notice).		

Review and Sign-Off:

<input type="checkbox"/>	Planning Manager, AICP, Jason Bradford
<input type="checkbox"/>	Community Development Director, AICP, Holly Prather
<input type="checkbox"/>	City Attorney, Margaret Brubaker
<input type="checkbox"/>	City Manager, Manuel Esquibel

PLANNING DIVISION STAFF REPORT

To: Mayor and City Council
Through City Manager, Manuel Esquibel

Prepared By: Aaron Clark, Planning Technician

Reviewed By: Holly Prather, AICP, Director of Community Development
Jason Bradford, AICP, Planning Division Manager

Date Prepared: February 24, 2014

Hearing Date: March 18, 2014

Requested Action: To review and make a determination regarding a proposal to extend the vesting for the Brighton Lakes PUD for another two (2) years, until March 18, 2016.

PURPOSE

As outlined in Article 17-56 of the City of Brighton *Municipal Code*, a request for a site specific development plan vested property right must be reviewed by the City Council at a public hearing and approved by Resolution.

BACKGROUND/HISTORY

The applicants, Mick Richardson and Paula Lindamood, representing Brighton Lakes L.L.C., are requesting approval of a two (2) year extension for the approved vested property rights for the Brighton Lakes PUD. The PUD plan covers an approximate 452-acre property, which includes approximately 274.7 acres for single-family and attached residential, 20.4 acres for commercial and 146.9 acres of parks and open space, and a 10-acre elementary school site. The Planned Unit Development (PUD) plan for the Brighton Lakes property also contains additional information and graphics pertaining to the landscaping, lot development standards, drainage and utilities, and neighborhood features. A copy of the approved PUD (18" x 24") has been attached for your reference.

The Brighton Lakes PUD was approved by the City Council February 16, 2004 and vested via Resolution 04-115 which was approved on September 21, 2004. The vesting was approved with the condition that a final plat be submitted with the City no later than five years after the vesting approval or the City shall have the right to reconsider the approved ten-year vesting period. Upon a request by the owners, the City Council removed the final plat requirement and approved the final five years of vested property rights via resolution 09-206 on October 20th, 2009. These rights were to have expired on February 16, 2014. Due to prevailing economic conditions, the owners have been unable to commence development activity at Brighton Lakes and are requesting an additional two (2) years of vesting.

STAFF ANALYSIS

The legislature established vested property rights in order to "ensure reasonable certainty, stability, and fairness in the land use planning process and in order to stimulate economic growth, secure the reasonable investment-backed expectations of landowners, and foster cooperation between the public and private sectors in the area of land use planning."

According to the Brighton *Municipal Code*, Article 17-56, Vested Property Rights, a planned unit development (PUD) plan may be considered as a site specific development plan. The applicant is requesting an extension of vested property rights for a PUD that has already been approved. A vested property right means, “the right to undertake and complete the development and use of property under the terms and conditions of a site specific development plan and shall be deemed established upon final approval of the application for site specific development plan.”

If the requested extension is granted, the Brighton Lakes property owner is ensured that any future rezoning or land use action by the City will not adversely affect their development or use of the property. It should be noted that there are four exceptions to this rule.

1. If the property owner consents to the rezoning or land use action.
2. If a natural or manmade hazard poses a serious threat to the public health, safety and welfare.
3. If the city compensates the landowner for all costs, expenses and liabilities associated with the rezoning or land use action.
4. If the City wishes, it may subject the property to ordinances and regulations, which are general in nature and are applicable to all property subject to land use regulation by the City (e.g., building, fire, plumbing, electrical and housing codes).

When reviewing the applicant’s request, staff finds that we must additionally consider the length of time that the applicant is requesting the vested rights. While the typical time period for vesting a PUD is a three (3) year timeframe, the Council has previously approved extended vesting periods under difficult market conditions. For example, both the Case Farms and the Singh & Kaur PUDs were granted three (3) year vesting periods in light of economic conditions. Projects such as Chikuma, Kahland, and the Prairie Center Overall PUD have also been granted longer periods of vested rights (10 to 17 years) with the intent to endure the financial challenges of today’s markets. Thus, staff feels that these recent approvals are in line with the applicant’s original ten (10) year vesting, as well as this request to grant vesting for another two (2) years.

Comprehensive Land Use Plan:

The City of Brighton *South Sub-Area Plan*, “Plate 8: Land Use Plan,” shows the Property as being appropriate for “Mixed Use Residential.” This use is described as providing for “employment and retail with a stronger emphasis on residential development,” with “significant pedestrian linkages and connections to mass transit.” The City *Comprehensive Plan*, “Figure 5: Planning Areas,” shows the Property as being within the “Midlands Area,” described as “primarily a medium-density housing area” with higher densities in certain areas, such as neighborhoods near Bromley Lane. Therefore, the approved PUD is still in compliance with the *Comprehensive Plan* and the *South Sub-Area Plan*. The vested property rights request ensures that development of the property will occur in accordance with the PUD plans, which comply with the *Comprehensive Plan*, for two additional years.

Municipal Code:

This request is in conformance with the provisions outlined in Article 17-56, Vested Property Rights of the Brighton *Municipal Code*, as amended.

Land Use and Development Code:

No significant revisions or code amendments have been made which would *significantly* alter the agreements made within the approved PUD.

PLANNING COMMISSION

The Planning Commission reviewed the request and unanimously recommended approval to the City Council to extend vesting for two years at a regular meeting held on February 25, 2014.

PUBLIC INQUIRY:

Staff has received one formal comment as of the date of this memorandum. It has been provided for your consideration.

SUMMARY OF FINDINGS:

Staff finds that the application for a Site Specific Development Plan Vested Property Right is complete and in conformance with the intentions specified in Article 17-56 of the Brighton *Municipal Code*. Furthermore, the vested property rights application is consistent with the previous Council approvals and insures the 452-acre property known as Brighton Lakes PUD is developed for the next two (2) years according to the approved PUD plans. Based upon the staff findings as herein noted, planning staff has included a draft Resolution for your review and consideration.

OPTIONS FOR COUNCIL'S CONSIDERATION

1. Approve the site specific development plan vested property right for the Brighton Lakes PUD.
2. Not approve the site specific development plan vested property right for Brighton Lakes PUD with specific findings to justify the denial.
3. Approve the site specific development plan vested property right for the Brighton Lakes PUD with conditions.

ATTACHMENTS

- Application Questionnaire
- Copy of City Council Resolution 04-115
- Copy of City Council Resolution 09-206
- Planning Commission Resolution 04-14
- City Council Resolution (Draft with exhibits)
- Brighton Lakes PUD (18" x 24" copy)



BrightonSM

500 South 4th Avenue Brighton, CO 80601
www.brightonco.gov 303.655.2017

Questionnaire

Vested Property Rights (VPR)

Respond to each of the questions below in the "insert response" box. If responding digitally, please delete the "insert response" prior to typing your answer without changing the font and color settings as demonstrated below.

*At a minimum, please review Article 17-56 of the Brighton *Municipal Code* for information related to Vested Property Rights.

1. Which document(s) are you requesting to be vested? (Please check all that apply.)

- ☒ *Planned Unit Development (PUD) Plan Recorded 20040707000584960*
☐ *Final Plat*
☐ *Development Agreement*

2. Has this document been approved and previously vested or is this the initial vesting request (check the applicable box below)? Note: initial vesting must be reviewed concurrently with the document being vested.

- ☒ *Previously approved vesting, with approval date of 2/17/2004 & vesting amendment on 10/20/2009 and set to expire on 2/17/2014*
☐ *Concurrent review and initial vesting*

3. How many years are you requesting that the document be vested (check the applicable box below)? Note: Vesting terms are typically set to begin at the date of document approval or upon expiration of the previously approved vesting.

- ☐ *Three (3) years (standard)*
☒ *Other: 2 years*

4. Why are you requesting that these documents be vested, and what is your justification for the term (length) requested?

To extend the existing vesting period that is due to expire on 2/17/2014. The severe economic and housing downturn of 2007-2012 has not fully recovered. Market conditions have not warranted commencement of development.

5. Describe the general type and intensity of use for the development you are requesting to be vested.

Brighton Lakes PUD that consists of 450 acres of low and medium density residential, mixed use residential/commercial/office, school site, parks, and open space.

CITY COUNCIL RESOLUTION

BRIGHTON LAKES PUD



20041104001119570 Adams Co 1/5
11/04/2004 03:10:49PM \$.00
Carol Snyder, Clerk \$26.00

APPLICATION FOR A SITE SPECIFIC DEVELOPMENT PLAN VESTED PROPERTY RIGHT

RESOLUTION NO.: 04-115

A Resolution of the City Council of the City of Brighton, Colorado, Approving the Application for a Site Specific Development Plan Vested Property Right for the Brighton Lakes PUD. The Brighton Lakes property is located on approximately 452 Acres and is Described as a Part of the Southeast ¼ of Section 19, the Southwest ¼ of Section 20, the Northwest ¼ of Section 20, Excluding the Northwest ¼ of the Northwest ¼ of Section 20, and the Northwest ¼ of the Southeast ¼ of Section 20, Township 1 South, Range 66 West of the Sixth Principal Meridian, City of Brighton, County of Adams, State of Colorado.

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WHEREAS, the Brighton Municipal Code Article 16-40-20 5(a), sets forth that a planned unit development (PUD) plan may be considered as a site specific development plan; and

WHEREAS, the Brighton Municipal Code Article 16-40-50 (c), allows for "property rights to be vested for a period exceeding three (3) years where warranted in light of all relevant circumstances, including, but not limited to, the size and phasing of the development, economic cycles, and market conditions"; and

WHEREAS, Brighton Lakes, LLC, Forterra Investments, LTD, and MRFR III, LLP Davis Enterprises, are the owners of approximately four hundred fifty-two (452) acres known as Brighton Lakes and have submitted an application for a Site Specific Development Plan Vested Property Right for the Brighton Lakes PUD as shown in Exhibit "A"; and

WHEREAS, the applicant, Michael A. Richardson, Manager, President and General Partner of Brighton Lakes, LLC, Forterra Investments, LTD, and MRFR III, LLP (respectively) is requesting approval of the Brighton Lakes Site Specific Development Plan Vested Property Right for ten (10) years beginning the date the Brighton Lakes PUD document was approved by the City Council at final reading (February 17, 2004); and

WHEREAS, the Brighton Lakes Planned Unit Development (PUD), covers an approximate 452 acre property and includes: commercial areas, parks and open space, an elementary school site, single-family detached, attached, and multi-family residential with a maximum of 1,750 residential units; and

X

WHEREAS, the *Standard Blade* published a legal notice on Saturday, September 4, 2004 regarding the request for Vested Property Rights, the property was properly posted and notices to adjacent property owners were sent out accordingly; and

WHEREAS, the Planning Commission of the City of Brighton reviewed the application for a Site Specific Development Plan Vested Property Right for the Brighton Lakes PUD at a public hearing held on August 24, 2004 and unanimously recommended approval to the City Council; and

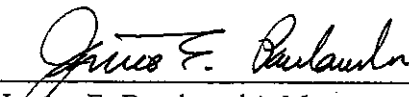
WHEREAS, the City Council finds and declares that the Site Specific Development Plan Vested Property Right for the Brighton Lakes PUD follows the intent of the *Comprehensive Land Use Plan* in providing for the future of the City, and does comply with the requirements of the City of Brighton *Municipal Code Article 16-40*, and provides consistency with the purpose and intent of these regulations, compatibility with surrounding areas, is harmonious with the character of the neighborhood, and is not detrimental to the future development of the area or to the health, safety or welfare of the inhabitants of the City.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO AS FOLLOWS:

1. The property owner, his successor or assigns, shall file a final plat for a portion of the property within five (5) years of the final reading of the Brighton Lakes PUD (i.e. February 17, 2004). Should the property owner, his successor or assigns, fail to submit a final plat document within the five (5) year period, the City Council shall have the right to reconsider the ten-year vesting period for the Brighton Lakes PUD.
2. The Application for a Site Specific Development Plan Vested Property Right for the Brighton Lakes PUD for a period of ten years from the date of the PUD final reading (i.e. February 17, 2004) is hereby approved.

RESOLVED, this 21st day of September, 2004.

CITY OF BRIGHTON, COLORADO


Janice E. Pawlowski, Mayor

ATTEST:

Karen Borkowski
Karen Borkowski, City Clerk

APPROVED AS TO FORM:

Margaret R. Brubaker
Margaret Brubaker, Esq., City Attorney

Office of the City Clerk
CITY OF BRIGHTON
22 South 4th Avenue
Brighton, CO 80601

EXHIBIT A

CITY OF BRIGHTON

22 SOUTH 4TH AVENUE
BRIGHTON, COLORADO 80601
303-655-2023/FX:303-655-2158

APPLICATION FOR SITE SPECIFIC DEVELOPMENT PLAN VESTED PROPERTY RIGHT

Date 5/28/04

Name of Development Project Brighton Lakes

Location 136th Avenue to 144th Avenue from Sable to S. 19th Avenue

Property Owner See Attached

Applicant is a/an Limited Liability Corporation Name Address Phone #

(Individual, Corporation, Partnership, LLC, etc. Estate, Trust, etc., Other)

Applicant Brighton Lakes, LLC Name Address Phone #

Vesting, as specified in City of Brighton Municipal Code, Section 16.40, is hereby requested for approval on the following applications for the time frames listed:

APPLICATION (i.e. Final Plat, Development Agreement, Final PUD, etc.)	TYPE AND INTENSITY OF PROPOSED USE	TIME PERIOD (3 years standard)
<u>Brighton Lakes PUD</u>	<u>Residential, Mixed Use, Schools, Commercial, Open Space with a Maximum of Residential Units of 1750</u>	<u>10 years</u>

Required Submissions: Plan, Plats, Development Agreements, PUD's, Other (i.e. Annexation Petition, etc.)

*NOTE: Applicant is required to submit a Plan simultaneous with a Vesting Application.

Please refer to attached ordinance on vesting which provides detailed specific information as you complete this form.

City of Brighton City Council is authorized to enter into Agreements regarding applications for vesting beyond the standard 3-year period.

Signature of Owner(s):
(All property owners must sign)

See Attached

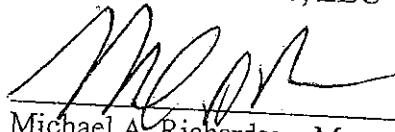
Signature of Applicant

MCAL

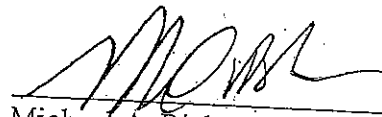
EXHIBIT TO
APPLICATION FOR SITE SPECIFIC DEVELOPMENT PLAN
VESTED PROPERTY RIGHT

PROPERTY OWNERS OF BRIGHTON LAKES

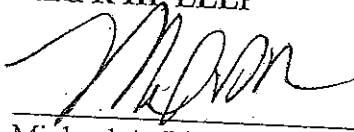
BRIGHTON LAKES, LLC


Michael A. Richardson, Manager

FORTERRA INVESTMENTS, LTD


Michael A. Richardson, President

MRFR III, LLLP


Michael A. Richardson, General Partner

Respectively, Owners correspond to those legal descriptions as listed on the Planned Unit Development (PUD) Document.

CITY COUNCIL RESOLUTION

BRIGHTON LAKES PUD VESTED PROPERTY RIGHT

RESOLUTION NO.: 09-206

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, AMENDING THE SITE SPECIFIC VESTED PROPERTY RIGHT FOR THE BRIGHTON LAKES PUD BY ELIMINATING THE REQUIREMENT FOR THE FILING OF A FINAL PLAT AND AFFIRMING THE VESTING PERIOD UNTIL FEBRUARY 16, 2014.

WHEREAS, this matter came before the City Council upon that certain request by, Brighton Lakes, L.L.C. (the "Owner"), by and through its duly authorized representatives, Mick Richardson and Paula Lindamood (the "Applicants"); and

WHEREAS, the City Council adopted Resolution 04-115 which approved a ten (10) year vesting period for the Brighton Lakes PUD with a condition that the property owner file a final plat for a portion of the property within five (5) years of the Brighton Lakes PUD, approved February 17, 2004 (actual date of February 16, 2004) and should the property owner fail to submit a final plat document within the five (5) year period, the City Council shall have the right to reconsider the ten (10) year vesting period for the Brighton Lakes PUD; and

WHEREAS, said five (5) year period was February 14, 2009, and no final plat was filed with the City of Brighton as required by the vested property rights approval, and the City Council now has the authority to reconsider the ten (10) year vesting period for the Brighton Lakes PUD; and

WHEREAS, the Owner has submitted a specific request for the City Council to remove the Final Plat condition of the existing approved vested property right so that the Brighton Lakes PUD would be vested for the remaining five (5) year time period (the "Application"), for the Brighton Lakes property more particularly described in Exhibit "A" attached hereto and incorporated by reference (the "Property"); and

WHEREAS, the *Brighton Standard Blade* published a legal notice on Wednesday, September 30, 2009 regarding the request for Vested Property Rights, the property was properly posted and notices to property owners within 300' of the subject property, were sent out accordingly; and

WHEREAS, the City Council of the City of Brighton has reviewed the Application for an amendment to the Brighton Lakes PUD Vested Property Right, and finds and declares that the Application does follow the intent of the Brighton Municipal Code, Section 16-40, and the Comprehensive Plan, that the request is reasonable and justified in light of the current financial conditions, that the Applicant has provided sufficient justification that the vesting period continue for a five (5) year period and that the requested amendment is not detrimental to the

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CITY OF BRIGHTON
22 South 4th Avenue
Brighton, CO 80601

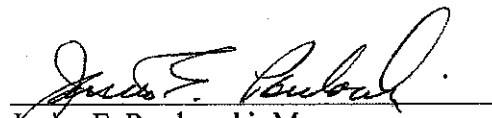
immediate area, future development of the area, or to the health, safety or welfare of the inhabitants of the City; and

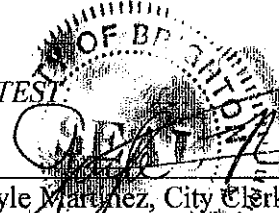

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO AS FOLLOWS:

1. The Site Specific Development Plan Vested Property Right for the Brighton Lakes PUD plan is hereby amended to remove the final plat requirement and to affirm the vesting of the PUD for an additional five (5) years (10 years from the date of approval).
2. The vesting time period shall continue from the original vesting approval date (February 14, 2004) and will expire on February 14, 2014.

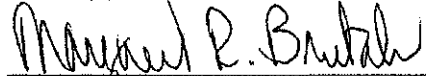
RESOLVED, this 20th day of October, 2009.

CITY OF BRIGHTON, COLORADO


Janice E. Pawlowski, Mayor

ATTEST


Gayle Martinez, City Clerk

APPROVED AS TO FORM:


Margaret R. Brubaker, Esq.
City Attorney

Office of the City Clerk
CITY OF BRIGHTON
22 South 4th Avenue
Brighton, CO 80601

EXHIBIT "A"
LEGAL DESCRIPTIONS

PARCEL OWNED BY: BRIGHTON LAKES, LLC

LEGAL DESCRIPTION

THE SE 1/4 OF SECTION 19, THE E 1/2 NW 1/4 OF SECTION 20 AND THE SW 1/4 OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, EXCEPT THAT PART OF SAID SW 1/4 OF SECTION 20 DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SW 1/4; THENCE SOUTH 25 FEET; THENCE NORTHWESTERLY TO A POINT ON THE NORTH LINE OF SAID SW 1/4, SAID POINT BEING 90 RODS (1485.0 FEET) WEST OF THE POINT OF BEGINNING; THENCE EAST ALONG SAID NORTH LINE 90 RODS TO THE POINT OF BEGINNING.

PARCEL OWNED BY: FORTERRA INVESTMENTS, LTD.

LEGAL DESCRIPTION

THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER; A STRIP OF LAND 30 FEET WIDE ALONG THE EAST SIDE OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER LYING SOUTH OF THE EAST 144TH AVENUE RIGHT-OF-WAY, AND A RECTANGULAR TRACT OF LAND 40 FEET NORTH AND SOUTH BY 200 FEET EAST AND WEST IN THE SOUTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER, ALL IN SECTION 20, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, CONTAINS 41.6 ACRES MORE OR LESS.

PARCEL OWNED BY: MRFR III, LLLP

LEGAL DESCRIPTION

A TRACT OF LAND IN THE NW 1/4 OF SE 1/4 OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH P.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH-SOUTH CENTERLINE OF SAID SECTION 20, SAID POINT BEING 30 FEET SOUTH OF THE CENTER OF SAID SECTION 20, THENCE SOUTH 89 DEGREES 55 MINUTES 10 SECONDS EAST ON AN ASSUMED BEARING PARALLEL TO THE EAST-WEST CENTERLINE OF SECTION 20, A DISTANCE OF 675.3 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, PARALLEL TO THE NORTH-SOUTH CENTERLINE OF SAID SECTION 20, A DISTANCE OF 794.5 FEET; THENCE SOUTH 85 DEGREES 00 MINUTES WEST A DISTANCE OF 107.8 FEET; THENCE NORTH 54 DEGREES 30 MINUTES WEST A DISTANCE OF 481.04 FEET TO A POINT ON THE NORTH-SOUTH CENTERLINE OF SAID SECTION 20; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID NORTH-SOUTH CENTERLINE, A DISTANCE OF 428.95 FEET, TO THE POINT OF BEGINNING, COUNTY OF ADAMS, STATE OF COLORADO.

Office of the City Clerk
CITY OF BRIGHTON
22 South 4th Avenue
Brighton, CO 80601

F19-147 1-11

[illegible][illegible][illegible]

LOCATION MAP


 CITY OF KINGTON APPROVAL

James F. Buchanan
John B. B. B.

NAME AND ADDRESS


 NATIONAL ARCHIVES
 COLLEGE PARK, MARYLAND 20740

01472828 12111

COVER SHEET
SHEET 1A: PUD : UNLAWFUL ZONING DESIGNATIONS
SHEET 1B: PUD : PROJECT PHASES AND LAND USE CHART
SHEET 2: PUD : SITE DEVELOPMENT PLAN
SHEET 3: PUD : STREET STANDARDS
SHEET 4: PUD : LANDSCAPE PLAN
SHEET 5: PUD : ARCHITECTURAL ELEVATIONS
SHEET 6: PUD : ARCHITECTURAL ELEVATIONS
SHEET 7: PUD : ARCHITECTURAL ELEVATIONS
SHEET 8: PUD : GRADING AND DRAINAGE PLAN
SHEET 9: PUD : UTILITY PLAN

[illegible][illegible]

CERTIFICATE OF OWNERSHIP

I hereby certify that the above described property is owned by the City of Los Angeles, County of Los Angeles, State of California, having submitted the title and report hereon to the Board of Supervisors.

The Old Man 9-8-01
John W. Alden
 Boston, Mass.
 NEW YORK
 New York State Library
 Albany, N.Y.

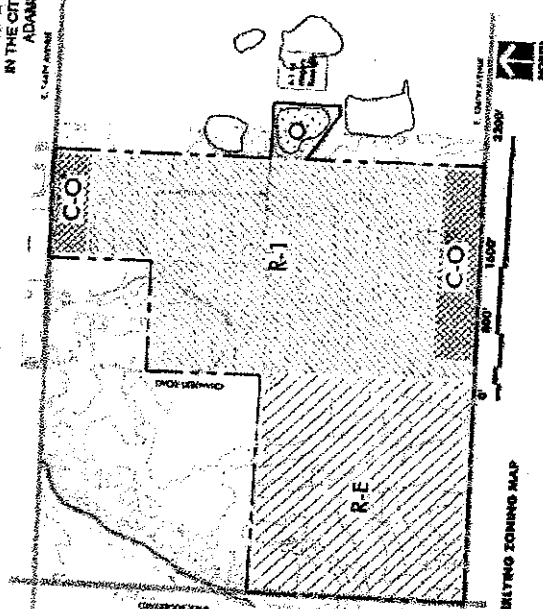
[illegible][illegible]

LEGAL DESCRIPTION:

SECTION 14, TOWNSHIP 1 NORTH, RANGE 4 WEST, COUNTY OF ALBERTA, S. 14, TOWNSHIP 1 NORTH, RANGE 4 WEST, COUNTY OF ALBERTA.

Office of the City Clerk
CITY OF BRIGHTON
22 South 4th Avenue
Brighton, CO 80601

Box 100



DRUG BRANDS ONLY (KROGER)

- | ANSWER | QUESTION | ANSWER | QUESTION |
|--------|-------------------------------|--------|-------------------------------|
| 22 | 2.1 Single Family Residential | 23 | 3.1 Single Family Residential |
| 23 | 2.2 Multifamily | 24 | 3.2 Multifamily |
| 24 | 2.3 Commercial Office | 25 | 3.3 Commercial Office |
| 25 | 2.4 Other Space and Parks | 26 | 3.4 Other Space and Parks |
| | | 27 | 3.5 Other Space and Parks |
| | | 28 | 3.6 Other Space and Parks |
| | | 29 | 3.7 Other Space and Parks |
| | | 30 | 3.8 Other Space and Parks |
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| | | 32 | 3.10 Other Space and Parks |
| | | 33 | 3.11 Other Space and Parks |
| | | 34 | 3.12 Other Space and Parks |
| | | 35 | 3.13 Other Space and Parks |
| | | 36 | 3.14 Other Space and Parks |
| | | 37 | 3.15 Other Space and Parks |
| | | 38 | 3.16 Other Space and Parks |
| | | 39 | 3.17 Other Space and Parks |
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| | | 42 | 3.20 Other Space and Parks |
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| | | 82 | 3.60 Other Space and Parks |
| | | 83 | 3.61 Other Space and Parks |
| | | 84 | 3.62 Other Space and Parks |
| | | 85 | 3.63 Other Space and Parks |
| | | 86 | 3.64 Other Space and Parks |
| | | 87 | 3.65 Other Space and Parks |
| | | 88 | 3.66 Other Space and Parks |
| | | 89 | 3.67 Other Space and Parks |
| | | 90 | 3.68 Other Space and Parks |
| | | 91 | 3.69 Other Space and Parks |
| | | 92 | 3.70 Other Space and Parks |
| | | 93 | 3.71 Other Space and Parks |
| | | 94 | 3.72 Other Space and Parks |
| | | 95 | 3.73 Other Space and Parks |
| | | 96 | 3.74 Other Space and Parks |
| | | 97 | 3.75 Other Space and Parks |
| | | 98 | 3.76 Other Space and Parks |
| | | 99 | 3.77 Other Space and Parks |
| | | 100 | 3.78 Other Space and Parks |

ZONING: R1
The Southeast One-Quarter of Section 19, Township 3 South, Range 66 West of the 6th P.M., County of Adams, State of Colorado, Containing 162.91 Acres (7,092,551 Square Feet) more or less.

A Parcel of land situated in the Southwest Quarter and Northwest Quarter of Section 20, Township 1 South, Range 66 West of the 6th P.M., County of Adams, State of Colorado. Being more particularly described as follows:

Beginning at the Southwest Corner of said Section 20; Thence North 01°36'07" West a distance of 2,940.62 Feet; Thence North 89°3'24" East a distance of 1,323.68 Feet; Thence North 01°42'29" West a distance of 843.93 Feet; Thence South 90°00'00" East a distance of 1,331.75 Feet; Thence South 90°00'00" East a distance of 4,276.49 Feet; Thence South 90°00'00" West a distance of 2,365.39 Feet; Thence South 90°00'00" West a distance of 337.61 Feet; Thence South 89°2'44" East a distance of 2,228.98 Feet to the Point of Beginning. Containing 235.46 Acres (10,256.40) Square Feet more or less.

A Parcel of land situated in the South half of the Southwest Quarter of Section 20, Township 7 South, Range 66 West of the 6th P.M., County of Adams, State of Colorado, Basing more particularly described as follows:

Commencing at the Southwest Corner of said Section 20;
Thence North 89°47'48" East a distance of 228.98 Feet to the Point of Beginning;
Thence North 00°00'00" East a distance of 537.61 Feet; Thence North 90°00'00" East a distance of 7,365.39 Feet; Thence South 71°00'14" East a distance of 573.30 Feet; Thence South 89°52'44" West a distance of 2,237.41 Feet to the Point of Beginning. Containing 28.59 Acres, 1,245,334 Square Feet more or less.

A Parcel of land situated in the West half of the Southeast Quarter of Section 20, Township 1 South, Range 66 West of the 6th P.M., County of Adams, State of Colorado, Being more particularly described as follows:

Commencing at the Southwest Corner of said Section 20:
Thence North 69°08'37" West a Distance of 3,390.94 Feet to the Point of Beginning;
Thence South 89°09'38" East a distance of 694.2 Feet; Thence South 02°35'72" East a distance of 794.50 Feet; Thence South 84°2'48" West a distance of 107.80 Feet; Thence North 37°05'12" West a distance of 700.18 Feet; Thence North 01°00'14" West a distance of 418.42 to the Point of Beginning. Containing 10.18 Acres (442.348 Acre Feet) more or less.

A Parcel of land situated in the East half of the Northwest Quarter of Section 20, Township 7 South, Range 66 West of the 6th P.M., County of Adams, State of Colorado, Being more particularly described as follows:

Commencing at the Southwest Corner of said Section 20;

Thence North 13°31'11" East a Distance of 4,960.48 Feet to the Point of Beginning.

Thence North 01°42'39" West a distance of 467.63 Feet; Thence North 89°26'47" East a distance of 1,237.36 Feet; Thence South 01°00'41" East a distance of 480.42 Feet; Thence South 90°00'00" West a distance of 1,337.75 Feet to the Point of Beginning.

Containing 14.52 Acres (637.484 Square Feet) more or less.

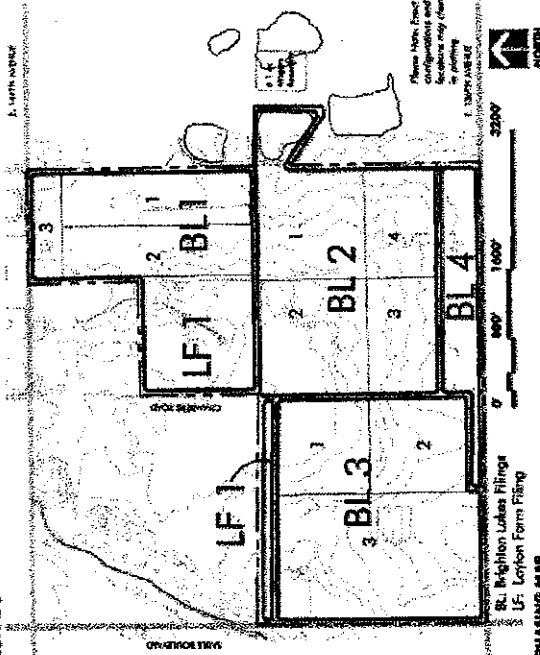
AND IM YUNG KONG AND A PROJECT PHASES

300.847.6700.38.45.10

F19-147
3-11

BRIGHTON LAKES
IN THE CITY OF BRIGHTON, COUNTY OF
ADAMS, STATE OF COLORADO

RUD FOR



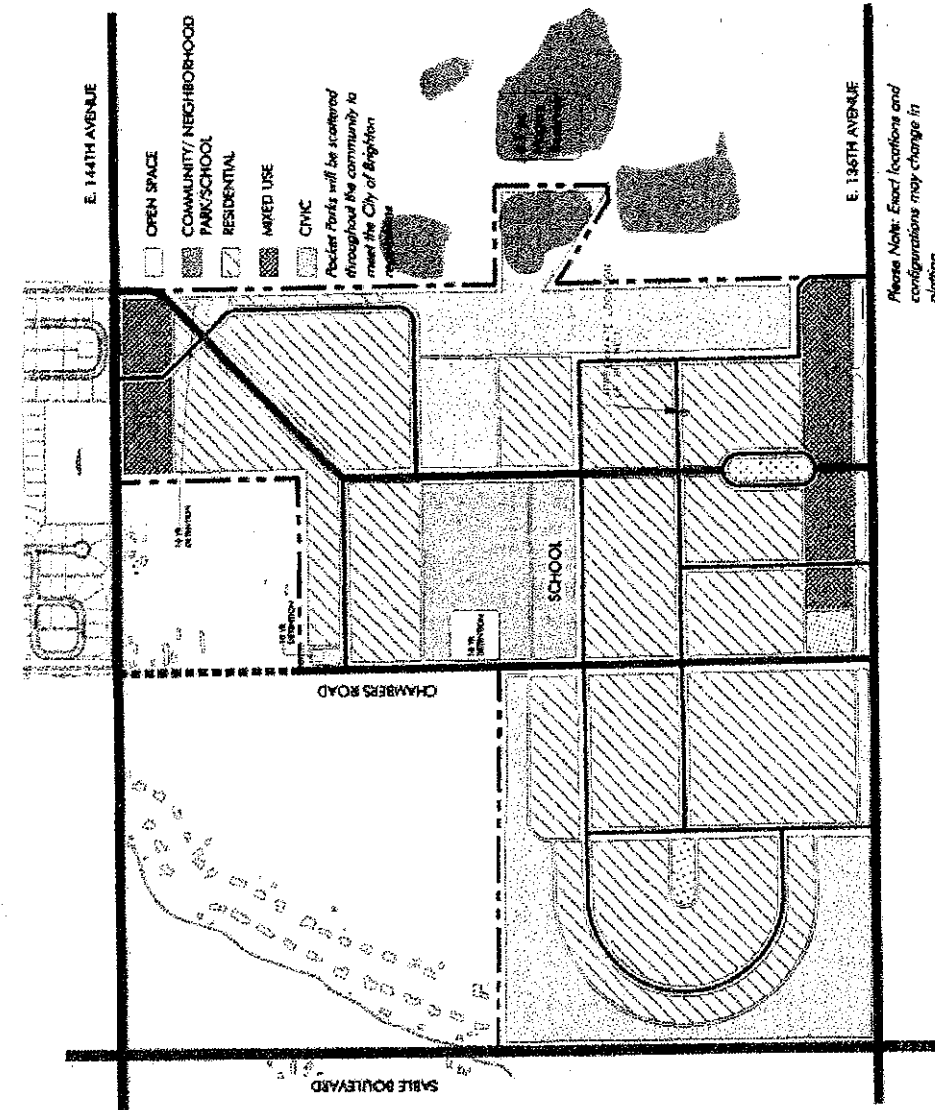
PHASING MAP

LAND USE CHART

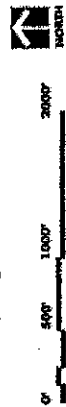
A	B	C	D	E	F	G	H	I	J	K	L	M
Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential
1	1	1	1	1	1	1	1	1	1	1	1	1
2	2	2	2	2	2	2	2	2	2	2	2	2
3	3	3	3	3	3	3	3	3	3	3	3	3
4	4	4	4	4	4	4	4	4	4	4	4	4
5	5	5	5	5	5	5	5	5	5	5	5	5
6	6	6	6	6	6	6	6	6	6	6	6	6
7	7	7	7	7	7	7	7	7	7	7	7	7
8	8	8	8	8	8	8	8	8	8	8	8	8
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100	100	100	100	100	100	100	100	100	100	100	100	100

UNDEVELOPED ZONING
PROJECT PHASES
19 OF 19

Office of the City Clerk
CITY OF BRIGHTON
22 South 4th Avenue
Brighton, CO 80601



Please Note: Exact locations and configurations may change in plotting.



FAST DIVERGENT SITE DEVELOPMENT

PLANE

• 105 •

1. The first step is to identify the problem or question that needs to be addressed. This involves understanding the context and the specific requirements of the task.

1. The following are the names of the persons who have been appointed to the various committees of the Board of Directors:

Says Defendant: Someone within the FBI had notified other agents involved in all

[illegible]

THE UNIVERSITY OF CHICAGO PRESS

investigated within the (1) growing season of the construction, actually, it had changed due to temperature variations (a drought mentioned).

STEFANO FREZZA, PH.D. DIRECTOR

WILLIAM H. GARDNER
1110 N. 10TH ST. S.W. ALBUQUERQUE, N.M. 87102

referred to as "polymer clay" or "nanoclay". A polymer/clay hybrid is a polymer matrix with the inorganic clay dispersed in the polymer. Clay is added to the polymer matrix to improve the mechanical properties of the polymer.

RECEIVED DIRECTOR, FBI
JAN 10 1964

With widespread ability to focus on specific aspects of the environment, the human brain is a powerful tool for survival.

Life-saving devices in use are tested to 25% of the rated single party use. A warning device is affixed on life preservers, not to exceed 60% capacity. A warning device is affixed on the inflatable life preserver. Carriage devices are tested to 25% of the rated single party use.

is intended to form a self-healing and tougher structure and to be related with improvement from the microplasticity view. Carriage forces that can be related to the calculation of free bending work reflect the energy that is needed for the recovery.

Another new Chicago hotel, the Elgin, is to be built on the site of the old Elgin Hotel, which was destroyed by fire in 1907. The new hotel is to be built on the site of the old Elgin Hotel, which was destroyed by fire in 1907.

the 1970s. The Commission on Intergovernmental Relations, which was created in 1969, has been a major force in the development of the federal-state relationship. All requests from the states to the City of Baltimore require a vote of the city council. The city council has the power to add or delete any provision of the city charter.

SAFETY DATA SHEET
Product Name: 1,2,3,4,5-Pentachlorobenzene
CAS No.: 100-01-8
Molecular Weight: 254.03 g/mol
Density: 1.75 g/cm³
Boiling Point: 280.5 °C
Melting Point: 10.5 °C
Vapor Pressure: 0.001 mmHg (20 °C)
Flash Point: 100 °C
Autoignition Temp.: 300 °C
Decomposition Temp.: 400 °C
Hazard Statements:
H302: Harmful if swallowed.
H312: Harmful in contact with skin.
H332: Harmful if inhaled.
H350: May cause cancer.
H360FD: May damage fertility or the unborn child.
H410: Very toxic to aquatic life with long lasting effects.
Precautionary Statements:
P201: Obtain special advice before use.
P202: Read the label and instructions carefully.
P273: Avoid release to the environment.
P301+P312: IF SWALLOWED: Rinse mouth. Do not induce vomiting.
P302+P352: IF ON SKIN: Wash with plenty of soap and water.
P303+P361+P353: IF ON CLOTHING: Remove contaminated clothing and wash immediately.
P304+P340: IF INHALED: Remove to fresh air. If breathing is difficult, seek medical attention.
P305+P351+P338: IF IN EYES: Keep eyes open. Flush with plenty of water for at least 15 minutes.
P308+P313: IF EXPOSED OR FEEL UNWELL: Call a POISON CENTER or doctor immediately.
P314: Call a POISON CENTER or doctor immediately.
P330: Drink plenty of water.
P332+P313: IF ON SKIN: Wash with plenty of soap and water.
P337+P313: IF IN EYES: Wash with plenty of water for at least 15 minutes.
P360+P353: Wear protective clothing.
P370+P378: In case of fire: Use dry powder, CO2 or foam extinguisher.
P390+P331: Wear protective gloves.
P403+P233: Store in a cool, dry place. Keep container tightly closed.
P405: Store locked up.
P407: Keep away from heat.
P501: Dispose of contents and container according to local regulations.
Environmental Hazards:
P501: Dispose of contents and container according to local regulations.
First Aid Measures:
Inhalation: Remove to fresh air. If breathing is difficult, seek medical attention.
Ingestion: Drink plenty of water. Do not induce vomiting.
Skin Contact: Wash with plenty of soap and water.
Eye Contact: Wash with plenty of water for at least 15 minutes.
Fire Fighting:
Extinguishers: Use dry powder, CO2 or foam extinguisher.
Spill Response:
Small Spills: Contain and absorb with inert material. Collect and dispose of as hazardous waste.
Large Spills: Evacuate area. Contain and absorb with inert material. Collect and dispose of as hazardous waste.
Disposal:
Dispose of according to local regulations.
Transport Information:
Hazard Class: 6.1 (Toxic)
Packing Group: II
UN Number: 1503
Proper Shipping Name: 1,2,3,4,5-Pentachlorobenzene
Regulatory Information:
REACH: Registered
RoHS: Compliant
GHS Label:
Signal Word: DANGER
Hazard Pictograms: GHS07 (Exclamation mark), GHS09 (Skull and crossbones), GHS08 (Cancer), GHS06 (Corrosion), GHS05 (Toxic), GHS04 (Flammable), GHS03 (Irritant), GHS02 (Hazardous to the environment), GHS01 (Explosive), GHS00 (No hazard)
Other Information:
This document contains confidential information. It is not to be distributed outside the company without prior approval of the management.

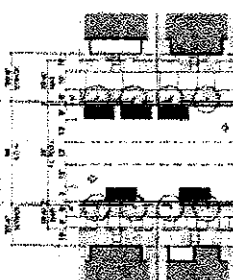
© 2012 by Autodesk, Inc. All rights reserved. **SITE DEVELOPMENT**

PLANE

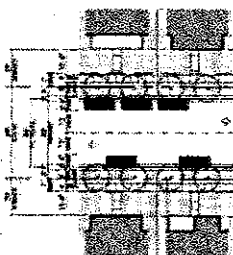
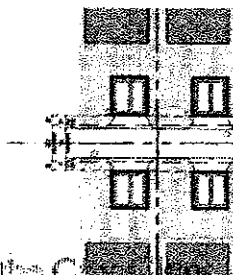
◆ 10E

1. \mathcal{H}^1 is a separable Banach space.

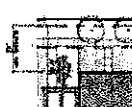
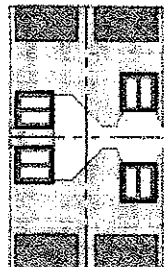
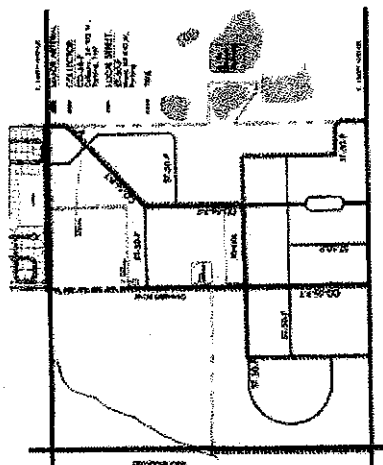
**PUD FOR
BRIGHTON LAKES**
IN THE CITY OF BRIGHTON, COUNTY OF
ADAMS, STATE OF COLORADO



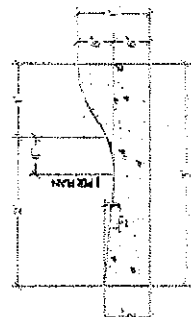
Collectors: Mr. C. W. Peckham, Twp 1

[illegible][illegible]

SNOWBOLT 1574LS

[illegible][illegible]

FRONT LOADED AND PRIVATE SHARED DRIVE CONFIGURATIONS



NOTE: ACCOUNTING CHARTERED ACCOUNTANTS WILL BE PERMITTED TO SIGN OFF AS APPROVED IN THE CITY OF BRANTFORD.

MOUNTABLE CURB AND GITTER TAIL



STANDARDS

● 〇

BRIGHTON LAKES
IN THE CITY OF BRIGHTON, COUNTY OF
ADAMS, STATE OF COLORADO

GENERAL PARK AND OPEN SPACE NETWORK
The developer of Highland Lake will provide parks and open space in accordance with the City of Chicago's Comprehensive Open Space Master Plan by the City's Department of Planning and Development. The City's Department of Planning and Development is currently reviewing the City's Comprehensive Open Space Master Plan and will be updating it to reflect the City's current needs and goals.

Neighborhood and Community Public Works and
 Youth Service - Recycled Attorney
 Local Parks and Open Spaces:
 3 acres per 1,000 residents.
 1,940 acres x 2.94 residents/acre = 5,700 residents
 5 acres x 5.18 = 15.5 acres of parks

Community Parks and Open Spaces.
3 acres plus 3,000 residents;
1.50 units x 2.00 residents/du = 3,000 residents
3 acres x 5.18 = 15.5 acres of parks
and open spaces

Additional Open Spaces - per TCR, p.5:
 14 acres per 1,000 residents;
 1740 units \times 2.94 residents/du = 5,100 residents
 1.5 acres \times 5.10 = 77.7 acres of parks
 and open space

1607 acres X 10% = 160.7 acres harvested
75000 of lbs. wheat
Total lbs. harvested: 1246.9 Acres = 30%

2. All laws shall be amended with respect to a new
of 1981, which was enacted to amend the law of inheritance
taxes. Changes shall be made to the existing law, including the
the law of inheritance, to be made to the existing law.

[illegible]

1. **What is the purpose of the study?**
 2. **What is the research question?**
 3. **What is the hypothesis?**
 4. **What is the significance of the study?**
 5. **What is the scope of the study?**
 6. **What is the methodology?**
 7. **What are the results?**
 8. **What are the conclusions?**
 9. **What are the limitations?**
 10. **What are the implications?**

2. At clearing site, lay 1 x 2 across the width of the plot and back with stepped work. The height of each row is minimum of 1/2 foot rise at either edge; rows alternate horizontally 1/2 foot rise at either edge with 1/4 foot rise at either edge. (See Figure 1.)

the two institutions of public interest that will be made

1

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Journal compilation © 2006 Blackwell Publishing Ltd

Apartment: Average To High
 Neighborhood: Excellent
 Local Parks
 North Neighborhood
 Community Park
 Local Roads

- Open Space 18.9 acres
- Major's Row: 105 small lots
- South Meadows
- Community Park 2.5 acres
- Local Parks 3.5 acres
- Higgins Lake & O.S. 50 acres

1 Local Parks
 4 Open Space
 4 Local Parks
 4 Open Space

Total Lined Pavers: 12.3 acres
 Total Community Pavers: 15.5 acres
 Total Open Spaces: 105 acres
 Total Paved: 127 Acres = 30%
 Park and open spaces: 145 acres

PLANNING NOTES

...the
... ..
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the Council.

[illegible]

to be planted in rows, and rows should be spaced 18 to 20 inches apart. The plants should be spaced 12 to 14 inches apart in the rows. The plants should be spaced 12 to 14 inches apart in the rows. The plants should be spaced 12 to 14 inches apart in the rows.

1

1. $\mathcal{A} = \{A_1, A_2, \dots, A_n\}$ is a family of n sets. \mathcal{A} is called a *partition* of S if $A_i \cap A_j = \emptyset$ for $i \neq j$ and $\bigcup_{i=1}^n A_i = S$. If \mathcal{A} is a partition of S , then S is the disjoint union of the sets in \mathcal{A} .

Industrial Requirements, Industrial Requirements Unit
 Bureau of the Census, U.S. Dept. of Commerce, Washington, D.C.
 October 1, 1950

approved by the City of San Francisco. The design and construction of the bridge will comply with the City of San Francisco's design and construction standards. The bridge will comply with the City of San Francisco's design and construction standards. The bridge will comply with the City of San Francisco's design and construction standards.

...the ... of ... and ... from ...
... the ... of ... and ... from ...
... the ... of ... and ... from ...
... the ... of ... and ... from ...

and American and European. Specific animals and
countries for Christmas, Thanksgiving and Easter. They
will be submitted at the time of last field plot.

[illegible]

A. The Contractor shall be responsible for daily cleanup of the work area and shall be responsible for the removal of all debris and materials from the work area. The Contractor shall be responsible for the removal of all debris and materials from the work area. The Contractor shall be responsible for the removal of all debris and materials from the work area.

It is to be noted in passing, the question of whether or not the various types of business are subject to the same rules of law, and whether or not the same rules of law should apply to all of them, is a question of great importance, and one which has not yet been fully settled. It is to be noted, however, that the various types of business are not all subject to the same rules of law, and that the same rules of law should not apply to all of them.

9. The Leontief-Keckler model can be used to estimate the impact of a change in the price of a factor on the output of a country. The model is based on the following assumptions:

regulators are responsible. Independent regulatory agencies are established by all legislatures responsible statute or authorized on the President. They are independent of the other executive branch on the legislative branch.

LANDSCAPE
CH 4 24

[illegible][illegible]

LANDSCAPE

PLAN

○ ○ ○ ○

EVERGREEN TREE PLANTING DETAIL

DECIDUOUS TREE PLANTING DETAIL

~~Office of the City Clerk~~
CITY OF BRIGHTON
22 South 4th Avenue
Brighton, CO 80601

400 102 07 09 05 1960

BRIGHTON LAKES IN THE CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

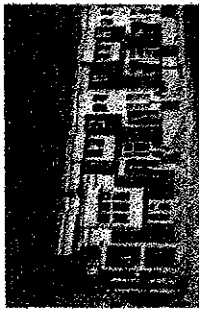
F19-147
7-11

BACKYARD ROW HOUSE LOT
TYPICAL LOT: 20'x125'=2,500 SF



ARCHITECTURAL ELEVATION

ROW HOUSE LOT
TYPICAL LOT: 20'x85'=1,700 SF



ARCHITECTURAL ELEVATION

COTTAGE LOT
TYPICAL LOT: 35'x125'=4,375 SF

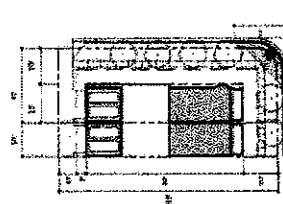


ARCHITECTURAL ELEVATION

VILLAGE LOT
TYPICAL LOT: 44'x125'=5,500 SF

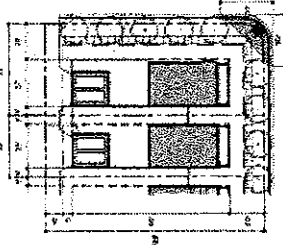


ARCHITECTURAL ELEVATION



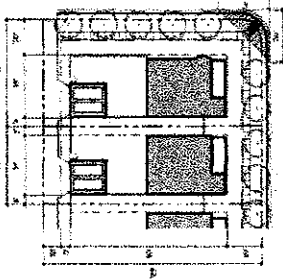
Typical Interior Lot		Minimum Corner Lot
Typical Interior Lot Size	20'x125'=2,500 SF	20'x125'=2,500 SF
Front Setback	20'	20'
Side Setback	20'	20'
Back Setback	20'	20'
Maximum Building Height	9' to alley and	9' to alley and
Off-street Parking	2 spaces per lot	2 spaces per lot

TYPICAL LOT TEMPLATE



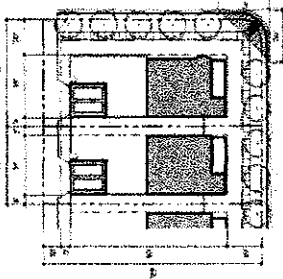
Typical Interior Lot		Minimum Corner Lot
Typical Interior Lot Size	20'x85'=1,700 SF	20'x85'=1,700 SF
Front Setback	20'	20'
Side Setback	20'	20'
Back Setback	20'	20'
Maximum Building Height	9' to alley and	9' to alley and
Off-street Parking	2 spaces per lot	2 spaces per lot

TYPICAL LOT TEMPLATE



Typical Interior Lot		Minimum Corner Lot
Typical Interior Lot Size	35'x125'=4,375 SF	35'x125'=4,375 SF
Front Setback	20'	20'
Side Setback	20'	20'
Back Setback	20'	20'
Maximum Building Height	9' to alley and	9' to alley and
Off-street Parking	2 spaces per lot	2 spaces per lot

TYPICAL LOT TEMPLATE



Typical Interior Lot		Minimum Corner Lot
Typical Interior Lot Size	44'x125'=5,500 SF	44'x125'=5,500 SF
Front Setback	20'	20'
Side Setback	20'	20'
Back Setback	20'	20'
Maximum Building Height	9' to alley and	9' to alley and
Off-street Parking	2 spaces per lot	2 spaces per lot

TYPICAL LOT TEMPLATE

**ELEVATIONS &
LOT INFORMATION**
5 OF 9

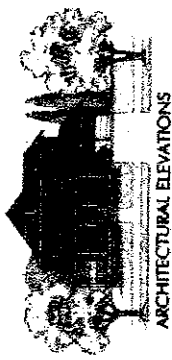
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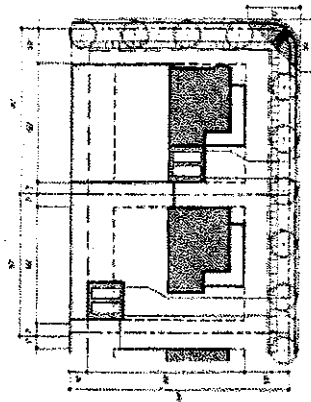
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8-11

VILLA 2 LOT
TYPICAL LOT: 80x125=10,000 SF



ARCHITECTURAL ELEVATIONS



Typical Interior Lot Minimum Corner Lot
Open Developmental Improvement Allowed
(Owner's minimum/maximum/height/lot)

Typical Interior Lot Size	80x125=10,000 SF
Front Setback	25
Side Setback	10
Back Setback	10
Maximum Building Height	25
Off-street Parking	2 spaces per unit

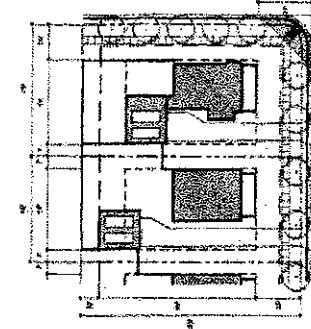
TYPICAL LOT TEMPLATE

BRIGHTON LAKES
IN THE CITY OF BRIGHTON, COUNTY OF
ADAMS, STATE OF COLORADO

VILLA 1 LOT
TYPICAL LOT: 60x125=7,500 SF



ARCHITECTURAL ELEVATIONS



Typical Interior Lot Minimum Corner Lot
Open Developmental Improvement Allowed
(Owner's minimum/maximum/height/lot)

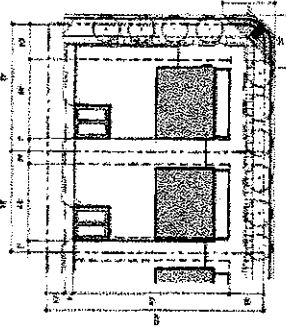
Typical Interior Lot Size	60x125=7,500 SF
Front Setback	25
Side Setback	10
Back Setback	10
Maximum Building Height	25
Off-street Parking	2 spaces per unit

TYPICAL LOT TEMPLATE

MANOR LOT
TYPICAL LOT: 58x125=7,250 SF



ARCHITECTURAL ELEVATIONS



Typical Interior Lot Minimum Corner Lot
Open Developmental Improvement Allowed
(Owner's minimum/maximum/height/lot)

ALLEY LOADED GARAGE

Typical Interior Lot Size	58x125=7,250 SF
Front Setback	25
Side Setback	10
Back Setback	10
Maximum Building Height	25
Off-street Parking	2 spaces per unit

FRONT LOADED GARAGE

Typical Interior Lot Size	58x125=7,250 SF
Front Setback	25
Side Setback	10
Back Setback	10
Maximum Building Height	25
Off-street Parking	2 spaces per unit

TYPICAL LOT TEMPLATE

PLANS HEREIN ARE PREPARED BY THE ARCHITECT AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THESE PLANS. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THESE PLANS. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS. THE ARCHITECT'S SERVICES ARE LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THESE PLANS. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS.

Office of the City Clerk
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Brighton, CO 80601

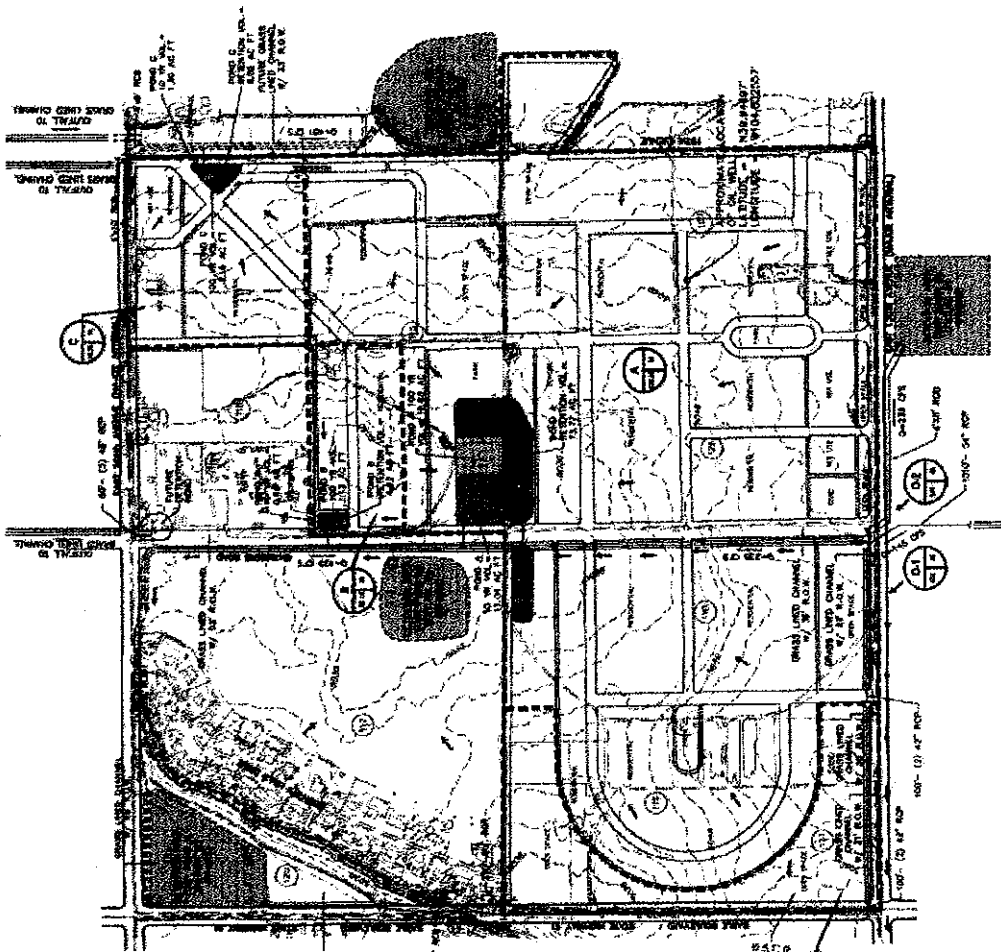
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RUD FOR

BRIGHTON LAKES

IN THE CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 8 OF 9
PRELIMINARY GRADING AND DRAINAGE PLAN

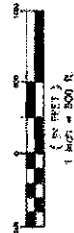
F19-147
10-11



LEGEND	
0-481 CTS	DESIGN FLOW RATE PER CUP
→	FLOW ARROW
○	PROPOSED BASIN IDENTIFICATION
○	INTERSECT
○	AREA
○	APPROXIMATE LIMITS OF 10-YR DETENTION POND
○	APPROXIMATE LIMITS OF 100-YR DETENTION POND
○	APPROXIMATE LIMITS OF TEMPORARY RETENTION POND
○	BASIN BOUNDARY
○	BASIN IDENTIFICATION (BRIGHTON WATERSHED C.S.P.)
○	FUTURE STORM SEWER
○	FUTURE GRASS-LINED CHANNEL
○	FUTURE POND OUTLET STRUCTURE
○	FUTURE DETENTION POND (FOR OUTFALL SERVICE PLAN)
○	FUTURE BOX CULVERT
○	PROPOSED STORM SEWER
○	PROPOSED GRASS-LINED CHANNEL (WIDTH PER PLAN)
○	PROPOSED POND OUTLET STRUCTURE
○	PROPOSED BOX CULVERT

NOTES:

- 1) POND, SIZE, AND PILES ARE SHOWN SCHEMATICALLY PER "BRIGHTON WATERSHED OUTFALL SERVICE PLAN, PRELIMINARY DESIGN REPORT". MODIFICATIONS HAVE BEEN MADE TO ACCOUNT FOR THE ELIMINATION OF THE REGIONAL POND SHOWN WITHIN THE BRIGHTON TRAILS PROPERTY ON THE OSP.
- 2) THE AREAS PROBABLY TO THE NORTHERN TWO POND (RAIN BASIN) ARE PROBABLY TO THE NORTHERN TRAILS PROJECT ON THE NORTH SIDE OF 14TH AVE. THE TRAILS PROJECT IS CURRENTLY UNDERWAY AND ON THE OSP ARE INSTEAD CONSTRUCTED AN OUTLET POND, ORBIT OF DETENTION/TEMPORARY RETENTION IS REQUIRED FOR THESE TWO BASINS.
- 3) THE TEMPORARY RETENTION POND SHOWN WILL REMAIN IN PLACE UNTIL ADEQUATE DOWNSTREAM CONVEYANCE ELEMENTS ARE CONSTRUCTED.



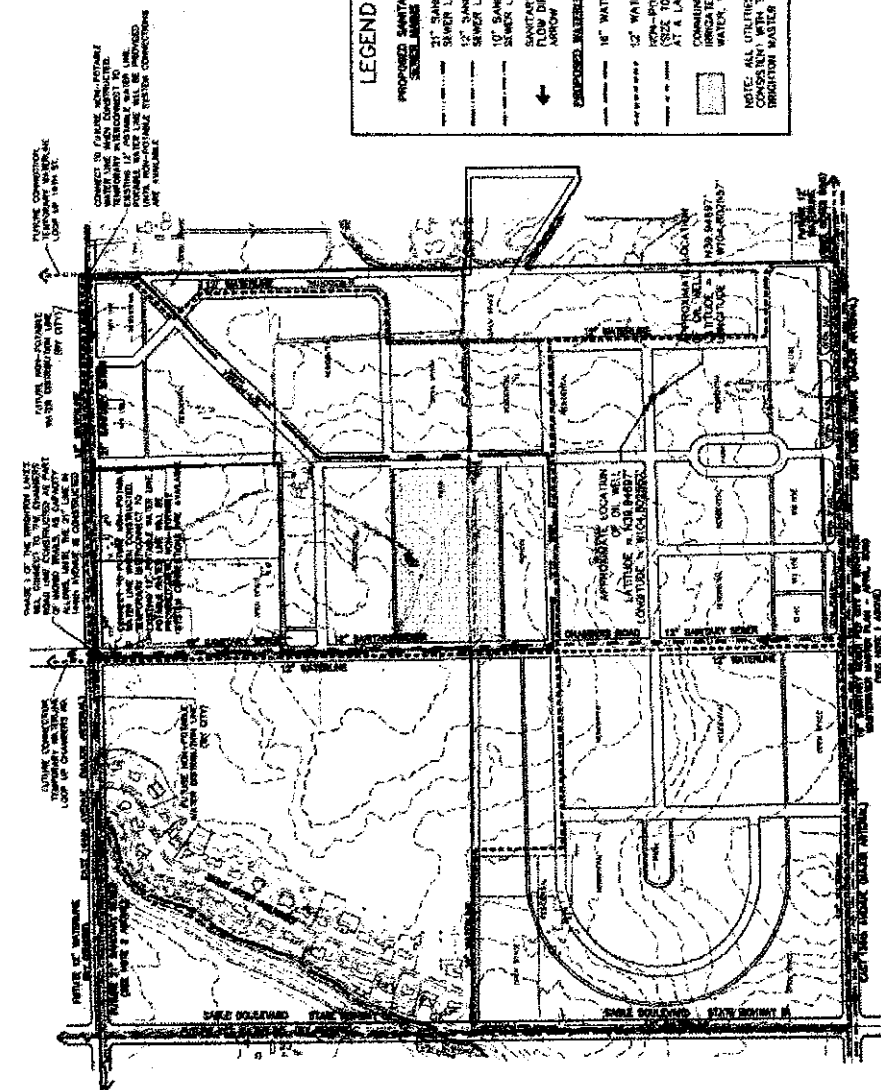
8 OF 9
GRADING AND DRAINAGE PLAN

Office of the City Clerk
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22 South 4th Avenue
Brighton, CO 80601

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F19-147
11-11

RUD FOR
BRIGHTON LAKES
IN THE CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 9 OF 9
PRELIMINARY UTILITY PLAN



LEGEND

PROPOSED SANITARY SEWER LINES

24" SANITARY SEWER LINE

18" SANITARY SEWER LINE

12" SANITARY SEWER LINE

10" SANITARY SEWER LINE

SANITARY SEWER FLOW DIRECTION

EXISTING WATER LINES

18" WATERLINE

12" WATERLINE

NON-PORTABLE WATER LINE

PORTABLE WATER LINE

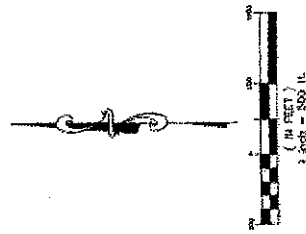
AT A LATER DATE

COMMUNITY PARK TO BE IRRIGATED WITH NON-PORTABLE WATER, WHEN AVAILABLE

NOTE: ALL UTILITIES SHALL BE CONSISTENT WITH THE CITY OF BRIGHTON MASTER PLAN

PRELIMINARY
UTILITY PLAN
9 OF 9

- 1) 10" SANITARY SEWER LINE SHOWN MAY NOT BE USED BY THE BRIGHTON LAKES IF IT IS NOT USED BY THE BRIGHTON LAKES DEVELOPMENT IT WILL BE REMOVED BY OWNER.
- 2) THE 24" SANITARY SEWER LINES SHOWN WEST OF THE 10" SANITARY SEWER LINE WILL BE CONSTRUCTED BY THE BRIGHTON LAKES DEVELOPMENT. THE 10" SANITARY SEWER LINE WILL BE CONSTRUCTED BY THE BRIGHTON LAKES DEVELOPMENT. THE 10" SANITARY SEWER LINE WILL BE CONSTRUCTED BY THE BRIGHTON LAKES DEVELOPMENT.
- 3) UTILITIES SHOWN HEREON ARE CONCURRENT WITH CURRENT CITY UTILITY MASTER PLANS.
- 4) UPDATES TO THE CITY OF BRIGHTON MASTER WATER PLAN AND THE CITY OF BRIGHTON MASTER SANITARY SEWER PLAN WILL BE PROVIDED TO THE BRIGHTON LAKES DEVELOPMENT. THE BRIGHTON LAKES DEVELOPMENT WILL BE RESPONSIBLE FOR THE CONSTRUCTION OF THE SANITARY SEWER LINES AND THE WATER LINES.
- 5) WATER LOOPING WILL ULTIMATELY BE ACCOMPLISHED WITH A CONNECTION FROM THE SOUTHEAST CORNER OF THE SITE WITH 10" SANITARY SEWER LINE TO THE 10" SANITARY SEWER LINE. THE 10" SANITARY SEWER LINE WILL BE CONSTRUCTED BY THE BRIGHTON LAKES DEVELOPMENT. THE 10" SANITARY SEWER LINE WILL BE CONSTRUCTED BY THE BRIGHTON LAKES DEVELOPMENT.
- 6) SANITARY SEWER FLOW DIRECTION IS 12" TO 14" THIS IS THE DESIGN FLOW FOR THE SANITARY SEWER CUTTAL AT THE INTERSECTION OF CHANGERS AND 14TH AVENUE.
- 7) WATER DEMAND CALCULATIONS YIELD AN AVERAGE DAILY FLOW OF 501 GPM, A MAX DAILY FLOW OF 1,330 GPM, AND A MAX HOUR FLOW OF 2,800 GPM.
- 8) NEIGHBORHOOD AND POCKET PARKS NOT SHOWN ON THIS PLAN MAY BE CONNECTED TO NON-PORTABLE SYSTEM DEPENDING ON THEIR ACCESSIBILITY TO THE SYSTEM.



Office of the City Clerk
CITY OF BRIGHTON
22 South 4th Avenue
Brighton, CO 80601

1. 3rd Ave. & Bush St. – 4 corners
2. 3rd Ave. & Egbert St. – 4 corners
3. 3rd Ave. & Skeel St. – 4 corners
4. 3rd Ave. & Mather St. – 4 corners
5. 3rd Ave. & Jessup St. – NE & NW corners
6. 2nd Ave. & Jessup St. – NE & NW corners
7. 2nd Ave. & Laurel St. – SE & NE corners
8. 2nd Ave. & Mather St. – SE & NE corners
9. 2nd Ave. & Skeel St. – SE & NE corners
10. 2nd Ave. & Egbert St. – SE & SW corners
11. Main St. & Bridge St. – 4 corners
12. 4th Ave. Strong St. – NW, NE, & SE corners
13. 4th Ave. & Walnut St. – SE & NE corners

PLANNING COMMISSION RESOLUTION

BRIGHTON LAKES PUD VESTED PROPERTY RIGHT

RESOLUTION NO.: 14-04

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BRIGHTON, COLORADO, RECOMMENDING TO THE CITY COUNCIL APPROVAL OF THE APPLICATION FOR VESTED PROPERTY RIGHTS FOR THE BRIGHTON LAKES PUD. THE APPROXIMATE 452 ACRE PROPERTY IS GENERALLY LOCATED ON THE NORTHWEST CORNER OF 136TH AVENUE AND THE EXTENSION OF 19TH AVENUE, AND IS FURTHER DESCRIBED AS A PARCEL OF LAND LOCATED WITHIN SECTION 19 AND SECTION 20, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO.

WHEREAS, this matter came before the Planning Commission upon that certain request by the Applicant and Owner, Brighton Lakes, L.L.C., by and through its duly authorized representatives, Mick Richardson and Paula Lindamood; and

WHEREAS, the City Council adopted Resolution 04-115 which approved a ten (10) year vesting period for the Brighton Lakes PUD with a condition that the property owner file a final plat for a portion of the property within five (5) years of the Brighton Lakes PUD, approved February 17, 2004 (actual date of February 16, 2004) and should the property owner fail to submit a final plat document within the five (5) year period, the City Council shall have the right to reconsider the ten (10) year vesting period for the Brighton Lakes PUD; and

WHEREAS, the City Council adopted Resolution 09-206 which removed the final plat requirement and affirmed the vesting period until February 16, 2014; and

WHEREAS, the Owner has submitted a specific request for the Planning Commission to review and make a recommendation to the City Council to extend the duration of vesting for another two (2) years for the Brighton Lakes property, more particularly described in Exhibit "A" attached hereto and incorporated by reference (the "Property"); and

WHEREAS, Section 17-56-25 of the City of Brighton *Municipal Code*, "Application Procedure," requires that a Vested Property Rights application be submitted to the Planning Commission for evaluation, and that the Planning Commission shall then make a recommendation to the City Council; and

WHEREAS, the Planning Commission review of an application for vested property rights is not a public hearing, no public notices are required; and

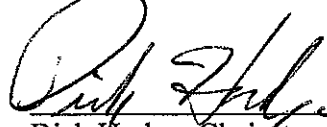
WHEREAS, given the size of the planned subdivision, together with the fact that recent economic conditions have not been conducive to development, the Planning Commission of the City of Brighton finds that the Brighton Lakes PUD meets the criteria for an extension of Vested Property Rights; and

WHEREAS, the Planning Commission of the City of Brighton has reviewed the application for the Brighton Lakes PUD Vested Property Right and finds and declares that the application does follow the intent of the Brighton *Municipal Code*, Section 17-56, and the *Comprehensive Plan* in providing for the future of the City, provides consistency with the purpose and intent of these regulations, compatibility with surrounding areas, is harmonious with the character of the neighborhood, and is not detrimental to the immediate area, future development of the area, or to the health, safety or welfare of the inhabitants of the City; and

NOW THEREFORE, be it resolved that the City of Brighton Planning Commission does hereby recommend approval to the City of Brighton City Council regarding the application of the Vested Property Right for the Brighton Lakes PUD to allow the PUD to be vested for an additional two (2) year period (to expire on March 18, 2016).

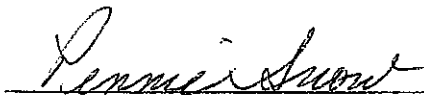
RESOLVED, this 25th day of February 2014.

**CITY OF BRIGHTON, COLORADO
PLANNING COMMISSION**



Dick Hodge, Chairperson

ATTEST:



~~Diane Phin~~, Secretary

Pennie Snow,

EXHIBIT "A"
LEGAL DESCRIPTIONS

PARCEL OWNED BY: BRIGHTON LAKES, LLC

LEGAL DESCRIPTION

THE SE 1/4 OF SECTION 19, THE E 1/2 NW 1/4 OF SECTION 20 AND THE SW 1/4 OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, EXCEPT THAT PART OF SAID SW 1/4 OF SECTION 20 DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SW 1/4; THENCE SOUTH 25 FEET; THENCE NORTHWESTERLY TO A POINT ON THE NORTH LINE OF SAID SW 1/4, SAID POINT BEING 90 RODS (1485.0 FEET) WEST OF THE POINT OF BEGINNING; THENCE EAST ALONG SAID NORTH LINE 90 RODS TO THE POINT OF BEGINNING.

PARCEL OWNED BY: FORTERRA INVESTMENTS, LTD.

LEGAL DESCRIPTION

THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER; A STRIP OF LAND 30 FEET WIDE ALONG THE EAST SIDE OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER LYING SOUTH OF THE EAST 144TH AVENUE RIGHT-OF-WAY, AND A RECTANGULAR TRACT OF LAND 40 FEET NORTH AND SOUTH BY 200 FEET EAST AND WEST IN THE SOUTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER, ALL IN SECTION 20, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, CONTAINS 41.6 ACRES MORE OR LESS.

PARCEL OWNED BY: MRFR III, LLLP

LEGAL DESCRIPTION

A TRACT OF LAND IN THE NW 1/4 OF SE 1/4 OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH P.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH-SOUTH CENTERLINE OF SAID SECTION 20, SAID POINT BEING 30 FEET SOUTH OF THE CENTER OF SAID SECTION 20, THENCE SOUTH 89 DEGREES 55 MINUTES 10 SECONDS EAST ON AN ASSUMED BEARING PARALLEL TO THE EAST-WEST CENTERLINE OF SECTION 20, A DISTANCE OF 675.3 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, PARALLEL TO THE NORTH-SOUTH CENTERLINE OF SAID SECTION 20, A DISTANCE OF 794.5 FEET; THENCE SOUTH 85 DEGREES 00 MINUTES WEST A DISTANCE OF 107.8 FEET; THENCE NORTH 86 DEGREES 30 MINUTES WEST A DISTANCE OF 681.04 FEET TO A POINT ON THE NORTH-SOUTH CENTERLINE OF SAID SECTION 20; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID NORTH-SOUTH CENTERLINE, A DISTANCE OF 428.95 FEET, TO THE POINT OF BEGINNING, COUNTY OF ADAMS, STATE OF COLORADO.

NOTES

Subject Property: Brighton Lakes is composed of three parcels, the Lohan farm, the Davis farm, and Brighton Lakes. Combined, the parcels total approximately 452 acres.

Background: The three parcels that comprise Brighton Lakes are under separate ownership. The parcels are located in the City of Brighton, Adams County, Colorado. The parcels are located in the City of Brighton, Adams County, Colorado.

Comprehensive Plan: Brighton Lakes is located in the Brighton Lakes Comprehensive Plan. The Brighton Lakes Comprehensive Plan is a long-range plan for the development of Brighton Lakes.

Current Zoning: The current zoning for Brighton Lakes is R-100. The R-100 zoning is a single-family residential zoning. The R-100 zoning is a single-family residential zoning.

Proposed Zoning: The proposed zoning for Brighton Lakes is R-100. The R-100 zoning is a single-family residential zoning. The R-100 zoning is a single-family residential zoning.

Neighborhood: Brighton Lakes is located in the Brighton Lakes neighborhood. The Brighton Lakes neighborhood is a residential neighborhood. The Brighton Lakes neighborhood is a residential neighborhood.

Access: Brighton Lakes is located on Brighton Lakes Road. Brighton Lakes Road is a public road. Brighton Lakes Road is a public road.

Utilities: Brighton Lakes is located near Brighton Lakes Road. Brighton Lakes Road is a public road. Brighton Lakes Road is a public road.

Map: Brighton Lakes is located on Brighton Lakes Road. Brighton Lakes Road is a public road. Brighton Lakes Road is a public road.

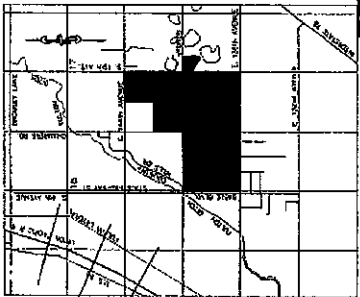
Map: Brighton Lakes is located on Brighton Lakes Road. Brighton Lakes Road is a public road. Brighton Lakes Road is a public road.

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PUD FOR
BRIGHTON LAKES
IN THE CITY OF BRIGHTON, COUNTY OF
ADAMS, STATE OF COLORADO



LOCATION MAP

NTS NORTH

PLANNING COMMISSION APPROVAL

Approved by the City of Brighton Planning Commission on the 26th day of May, 2004.

CITY OF BRIGHTON APPROVAL

Approved by the City of Brighton City Council on the 11th day of May, 2004.

CERTIFICATE OF OWNERSHIP

Approved by the City of Brighton City Council on the 11th day of May, 2004.

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Approved by the City of Brighton City Council on the 11th day of May, 2004.

PLD FOR



RECORDED DRAINAGE ZONING	EXISTING COMPREHENSIVE PLANNING LANE USES
R-1 Single-Family Residential	(Medium Density Residential)
R-2 Rural Estate	(Low Density Residential)
C-1 Commercial Office	(Mixed Use)
O Open Space and Parks	Rural/Water and Parks and Open Space

**EXHAUSTION COMPLIANCE 1972
PLAN LAYER USES:**

- (Medium Density Residential)
- (Low Density Residential)
- (Medium Use)
- Includes Water and Pools and Open Space

The Southeast One-Quarter of Section 19, Township 1 South, Range 66 West of the 6th P.M., County of Adams, State of Colorado, Containing 162.91 Acres (17,092.551 Square Feet) more or less.

A Parcel of land situated in the Southwest Quarter and Northwest Quarter of Section 20, Township 1 South, Range 66 West of the 6th P.M., County of Adams, State of Colorado, Being more particularly described as follows:

Beginning at the Southwest Corner of said Section 20:
Thence North 01°36'09" West a distance of 9,940.62
Feet; Thence North 89°22'48" East a distance of
3,323.68 Feet; Thence North 01°42'39" West a
distance of 9,424.95 Feet; Thence South 90°00'00" East
a distance of 1,331.75 Feet; Thence South 90°00'14"
East a distance of 4,274.89 Feet; Thence South
00°00'00" West a distance of 2,363.39 Feet; Thence
South 89°22'48" West a distance of 537.61 Feet
to the Point at Beginning. Containing 228.98 Acres
0.2564,461 Square Feet) more or less.

A Parcel of land situated in the South half of the Southwest Quarter of Section 20, Township 1 South, Range 66 West of the 6th P.M., County of Adams, State of Colorado, Being more particularly described as follows:

Commencing at the Southwest Corner of said Section 20;
Thence North 89°24'48" East a distance of 228.98 Feet to the Point of Beginning;
Thence North 00°00'00" East a distance of 237.61 Feet;
Thence North 90°00'00" East a distance of 1700.14 Feet;
Thence South 89°24'48" West a distance of 513.38 Feet;
Thence North 00°00'00" East a distance of 2,374.51 Feet to the Point of Beginning. Containing 28.59 Acres ±, 245,334 Square Feet more or less.

A Parcel of land situated in the West half of the southeast Quarter of Section 20, Township 3 North, Range 66 West of the 6th P.M., County of Adams, State of Colorado, Being more particularly described as follows:

Commencing at the Southwest Corner of said Section 20;
Thence North $49^{\circ}05'57''$ West a Distance of 3,390.34 Feet to the Point of Beginning.
Thence North $89^{\circ}29'38''$ East a distance of 694.30 Feet;
Thence South $06^{\circ}35'12''$ East a distance of 794.50 Feet;
Thence South $88^{\circ}24'48''$ West a Distance of 107.80 Feet;
Thence North $57^{\circ}05'51''$ West a distance of 700.18 Feet;
Thence North $21^{\circ}09'41''$ West a distance of 418.43 to the Point of Beginning. Containing 10.13 Acres (443.348 square Feet) more or less.

A Parcel of land situated in the East half of the Northwest Quarter of Section 20, Township 1 South, Range 66 West of the 6th P.M., County of Adams, State of Colorado, Being more particularly described as follows:

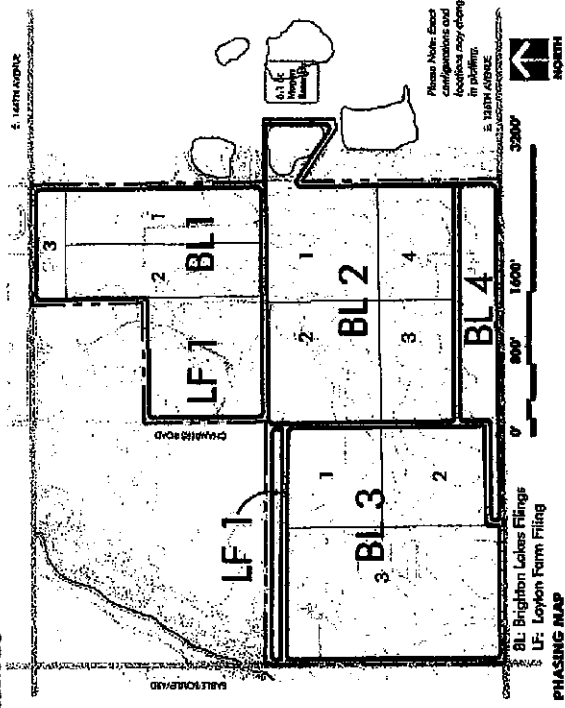
20. Commencing at the Southwest Corner of said Section 20; Thence North 13°51'10" East a distance of 4,960.48 Feet to the Point of Beginning; Thence North 01°42'35" West a distance of 467.63 Feet; Thence North 89°26'47" East a distance of 1,337.36 Feet; Thence South 01°00'14" East a distance of 480.42 Feet; Thence South 90°00'00" West a distance of 1,331.75 Feet to the Point of Beginning; Containing 14.52 Acres (632,484 Square Feet) more or less.

ENLIGHTENING ZONING & PROJECT PHASES

300401070000389540

PUD FOR
BRIGHTON LAKES
IN THE CITY OF BRIGHTON, COUNTY OF
ADAMS, STATE OF COLORADO

F19-147
3-11



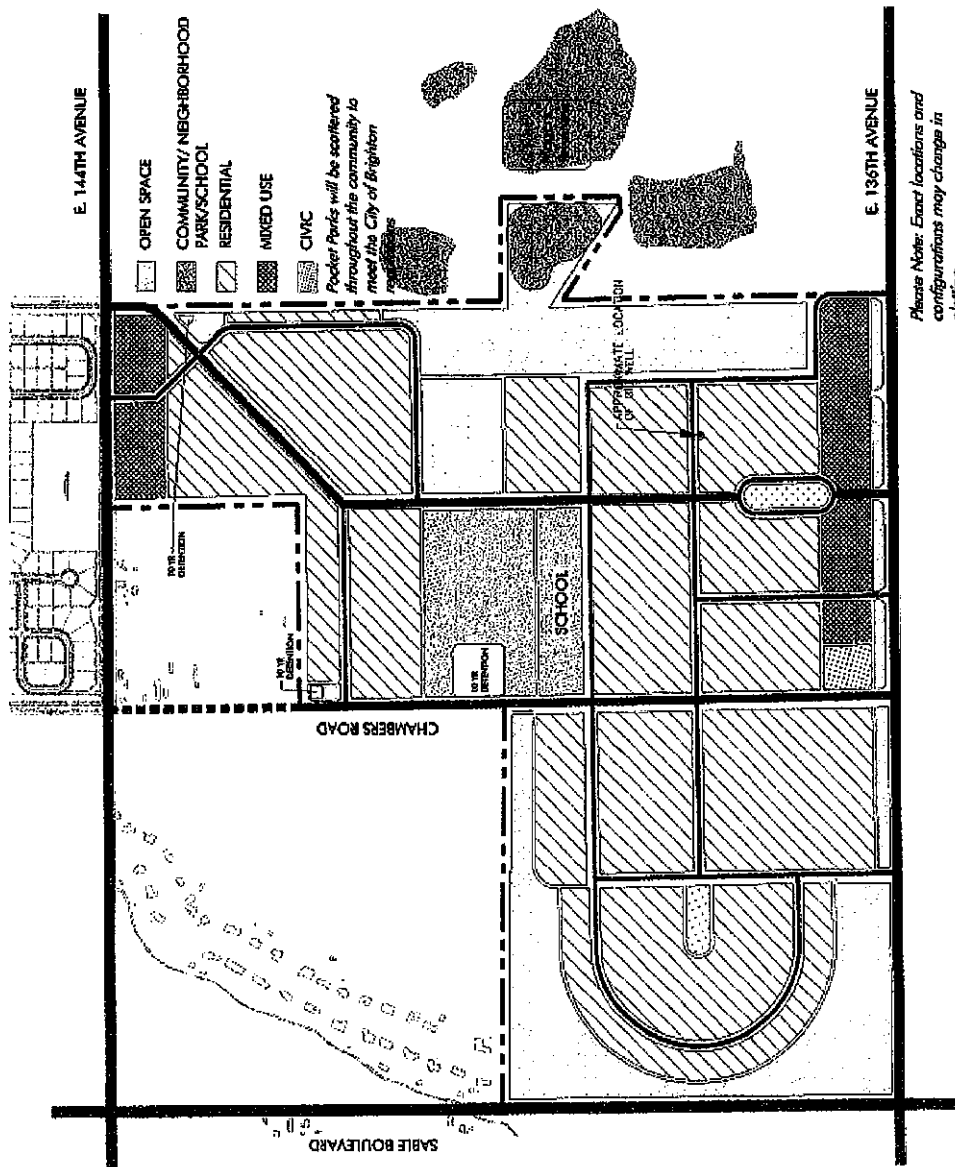
LAND USE CHART

A	B	C	D	E	F	G	H	I	J	K	L	M
Planning District	Land Use	Underlying Zoning	Area	Comprehensive Plan	Residential Density (Units per Acre) or Proposed Number of Dwelling Units	Commercial Density (Units per Acre) or Proposed Number of Dwelling Units	Commercial Density (Units per Acre) or Proposed Number of Dwelling Units	Commercial Density (Units per Acre) or Proposed Number of Dwelling Units	Commercial Density (Units per Acre) or Proposed Number of Dwelling Units	Commercial Density (Units per Acre) or Proposed Number of Dwelling Units	Commercial Density (Units per Acre) or Proposed Number of Dwelling Units	Commercial Density (Units per Acre) or Proposed Number of Dwelling Units
F19-147	Residential	R-1	45	Medium Density Residential	40 Units/Acre = 200 du	100	100	100	100	100	100	100
BL Filing 1 - Phase 1, 2	Residential	R-1	80	Medium Density Residential	40 Units/Acre = 200 du	200	200	200	200	200	200	200
M Filing 2	Open Space, School & Recreation	R-1	127	Open Space	100 Units/Acre = 500 du	625	625	625	625	625	625	625
BL Filing 3	Residential	R-1	160	Low Density Residential	16 Units/Acre = 80 du	400	400	400	400	400	400	400
Highway Corridor	Off-Highway Development	O	4.1	Off-Highway Development	40 Units/Acre = 200 du	0	0	0	0	0	0	0
Highway Corridor	Open Space	O	10	Open Space	100 Units/Acre = 500 du	0	0	0	0	0	0	0
M Filing 1 - Phase 2	Residential	R-1	14	Medium Density Residential	40 Units/Acre = 200 du	60	60	60	60	60	60	60
M Filing 4	Residential	R-1	20	Medium Density Residential	40 Units/Acre = 200 du	100	100	100	100	100	100	100
10044	Residential	R-1	408.8	Medium Density Residential	40 Units/Acre = 200 du	1795.1	1795.1	1795.1	1795.1	1795.1	1795.1	1795.1

1. In no event will the project exceed 1795 dwelling units.
2. Density requires any other between Medium Density, Low Density and Medium Density Residential. The project shall be subject to the same density requirements as the project it is adjacent to.
3. All other projects shall be subject to the same density requirements as the project it is adjacent to.
4. All other projects shall be subject to the same density requirements as the project it is adjacent to.
5. All other projects shall be subject to the same density requirements as the project it is adjacent to.
6. All other projects shall be subject to the same density requirements as the project it is adjacent to.
7. All other projects shall be subject to the same density requirements as the project it is adjacent to.
8. All other projects shall be subject to the same density requirements as the project it is adjacent to.
9. All other projects shall be subject to the same density requirements as the project it is adjacent to.
10. All other projects shall be subject to the same density requirements as the project it is adjacent to.

Phasing: It is anticipated that only Lorton Filing 1 and Brighton Lakes Filing 1 will be built until extensive off-site infrastructure construction is completed.

UNDERLYING ZONING
A. PROJECT PHASES
18 OF 19



Please Note: Exact locations and configurations may change in plotting.



LINE DEVELOPMENT

摘要

2919

No Buys! Any Restrictions. No structures, grading, or roads will occur in the following areas:

1. Wetlands, and
2. Operation/Supervision sends after completion of construction.

Eyes Standards. Signs within the RUD shall comply with signs provided in all precast/precast signs and in all commercial zone districts, described in Section V of the City of Arlington Zoning Regulations, revised June 1, 1999. Open-pitched and all American signifying shall comply with the current Colorado Outdoor Advertising NO 03-02-1-001, Rules and Regulations pertaining to outdoor advertising.

Restoration Services: Any drshts attributed during construction shall be reduced and reseeded within 10 (10) working days of the completion of the construction and any other delays due to governmental regulations (i.e., drought restrictions).

RESEARCHER'S NOTE: WATER SUPPLY

Reference List Day	For more information, see page 100.
Planned Structure	Building a new structure for the A.M. Club for the future in the place for the new building. The building is to be built in the place for the new building. The building is to be built in the place for the new building.
Other Details	2. The building is to be built in the place for the new building. The building is to be built in the place for the new building. The building is to be built in the place for the new building.
Discussed Subjects	2. The building is to be built in the place for the new building. The building is to be built in the place for the new building. The building is to be built in the place for the new building.

[illegible]

F19-147 5-11

Street Standards: All local, collector and arterial roads and trails meet the City of Brighton standards, defined in the City of Brighton Public Works Standards and Specifications Manual or reflect discussions with the department of Public Works. Embellishments to the standard streets with wide tree lawns and medians will create a hierarchy of streets and at the same time will enhance the street environment.

[illegible]

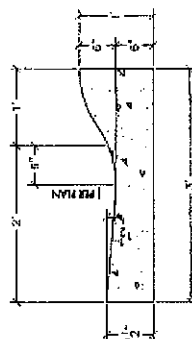
Trudeau's speech has outraged and polarized much that can be right, not reflected, freedom is

in the Neighborhood Center and Village Center. Historic new lighting will be utilized to complement the existing lighting along Main Street in Brimston.

locations of Streets: locations of street names will be discussed as final planning

Intersecting: All side-roads are detoured along residential streets. See street sections for size and locations.

to the developer's opinion, sidewalks in commercial or high-density single-family attached or multi-family residential may be attached and paved up to the building setbacks from the street on properties that interface with urban form.



WOUNDABLE CARE & GLUE

NOTE: MOUNTABLE CURB SECTION USED WILL BE PER THIS
DETAIL OR AS APPROVED BY THE CITY OF BRIGHTON
PUBLIC WORKS DEPARTMENT.

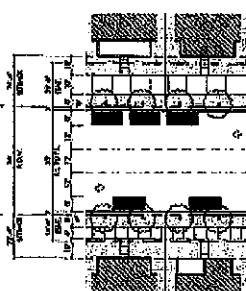


MOUNTABLE CURB AND GUTTER DETAIL

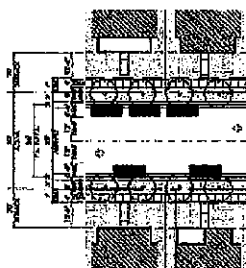
STREET STANDARDS

FOR PUP

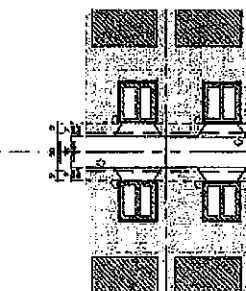
BRIGHTON LAKES
IN THE CITY OF BRIGHTON, COUNTY OF
ADAMS, STATE OF COLORADO



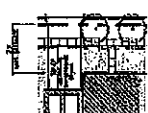
CD-36-FY
Collector, 54 E. Q. W., Portland, Ore.

[illegible]

57-50-7
West. 50 R.O.W. Portland

[illegible]AL-20
 20' Alloy Enclosure[illegible]

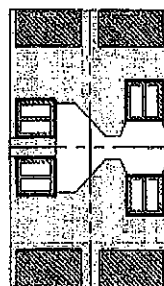
STREET SECTIONS



FRONT LOADED CRANES:

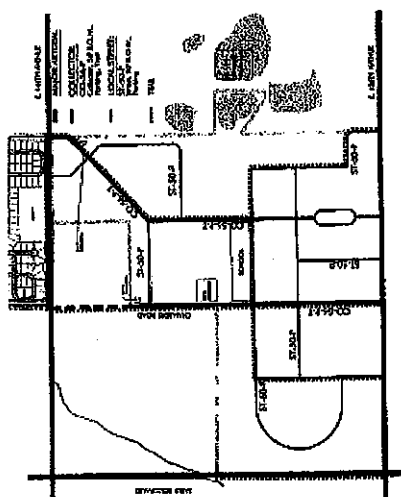
Each Street Type Allows for
Exact Layout Distinctions

FAHRI LEATHERS DRIVEWAYS			
Year	Per. Second	Year	Per. Second
1990	1:10.00	1997	1:09.00
1991	1:09.00	1998	1:08.00
1992	1:08.00	1999	1:07.00
1993	1:07.00	2000	1:06.00
1994	1:06.00	2001	1:05.00
1995	1:05.00	2002	1:04.00
1996	1:04.00	2003	1:03.00
2004	1:02.00	2004	1:02.00
2005	1:01.00	2005	1:01.00
2006	1:00.00	2006	1:00.00
2007	0:59.00	2007	0:59.00
2008	0:58.00	2008	0:58.00
2009	0:57.00	2009	0:57.00
2010	0:56.00	2010	0:56.00
2011	0:55.00	2011	0:55.00
2012	0:54.00	2012	0:54.00
2013	0:53.00	2013	0:53.00
2014	0:52.00	2014	0:52.00
2015	0:51.00	2015	0:51.00
2016	0:50.00	2016	0:50.00
2017	0:49.00	2017	0:49.00
2018	0:48.00	2018	0:48.00
2019	0:47.00	2019	0:47.00
2020	0:46.00	2020	0:46.00
2021	0:45.00	2021	0:45.00
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2261	0:00.00	2261	0:00.00
2262	0:00.00	2262	0:00.00
2263	0:00.00	2263	0:00.00
2264	0:00.00	2264	0:00.00



FD-12
FBI WASH DC

EVALUATED CREDIT IN STATE		
Type	Private School	Delivery Method
Noncredit	300	300
College Level	125	125
Transfer with		
Pr. Transfer	5	5
	330	330
Attn. Private School		



GENERAL AUTO CIRCULATION NETWORK



FRONT LOADED AND PRIVATE SHARED DRIVE CONFIGURATIONS



200.40.07.07.00.05.1910

PUD FOR **BRIGHTON LAKES** IN THE CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

F19-147
7-11

BACKYARD ROW HOUSE LOT
TYPICAL LOT: 20'x125'=2,500 SF



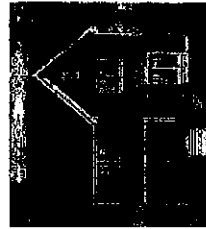
ARCHITECTURAL ELEVATION

ROW HOUSE LOT
TYPICAL LOT: 20'x85'=1,700 SF



ARCHITECTURAL ELEVATION

COTTAGE LOT
TYPICAL LOT: 35'x125'=4,375 SF

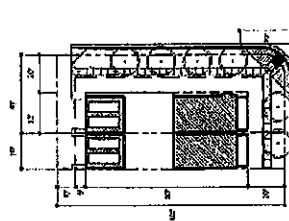


ARCHITECTURAL ELEVATION

VILLAGE LOT
TYPICAL LOT: 44'x125'=5,500 SF



ARCHITECTURAL ELEVATION

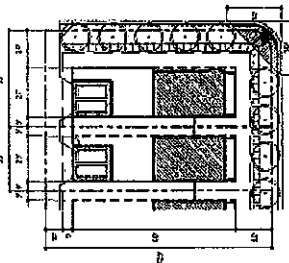


Typical Interior Lot Minimum Corner Lot

Corner Use/Minimums Exceeded/Allowed
(Owner's easement/Neighbor's Use)

Typical Interior Lot Size	Minimum Corner Lot
Front Setback	25'
Side Setback - Interior	5'
Side Setback - Corner	5'
Back Setback to adjacent garage	3' to alley way
Minimum Building Height	10'
Off-street Parking	2 spaces per unit

TYPICAL LOT TEMPLATE

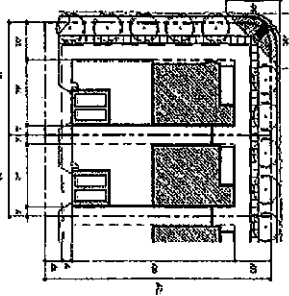


Typical Interior Lot Minimum Corner Lot

Corner Use/Minimums Exceeded/Allowed
(Owner's easement/Neighbor's Use)

Typical Interior Lot Size	Minimum Corner Lot
Front Setback	25'
Side Setback - Interior	5'
Side Setback - Corner	5'
Back Setback to adjacent garage	3' to alley way
Minimum Building Height	10'
Off-street Parking	2 spaces per unit

TYPICAL LOT TEMPLATE



Typical Interior Lot Minimum Corner Lot

Corner Use/Minimums Exceeded/Allowed
(Owner's easement/Neighbor's Use)

Typical Interior Lot Size	Minimum Corner Lot
Front Setback	25'
Side Setback - Interior	5'
Side Setback - Corner	5'
Back Setback to adjacent garage	3' to alley way
Minimum Building Height	10'
Off-street Parking	2 spaces per unit

TYPICAL LOT TEMPLATE

ELEVATIONS & LOT INFORMATION

TYPICAL LOT TEMPLATE	
Minimums to width and depth of lot	MIN. 5,500 SF
Minimums to accommodate front loaded garages	MIN. 5,500 SF
Typical Interior Lot Size	MIN. 5,500 SF
Front Setback	25'
Side Setback - Interior	5'
Side Setback - Corner	5'
Back Setback to adjacent garage	3' to alley way
Minimum Building Height	10'
Off-street Parking	2 spaces per unit

PLEASE NOTE: THESE ELEVATIONS SHOW ARE REPRESENTATIVE ONLY. ACTING ELEVATIONS WILL VARY WITH THE RESIDENTIAL ARCHITECTURE.
PLEASE NOTE: IMPROVING OPPORTUNITIES FOR ACTING ELEVATIONS ONLY, AND DO NOT IMPROVE ACTUAL BUILDING ELEVATIONS.
PLEASE NOTE: LOT BACKS AND BACKSIDES SHOWN ARE NOT ALIGNED WITH RESIDENTIAL.

PUD FOR **BRIGHTON LAKES** IN THE CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

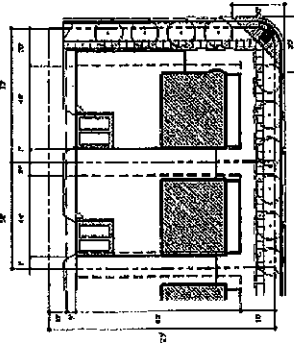
F19-147
8-11

MANOR LOT

TYPICAL LOT: 58x125=7,250 SF



ARCHITECTURAL ELEVATIONS



TYPICAL LOT TEMPLATE

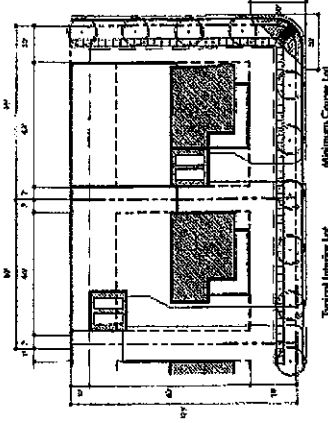
PLEASE NOTE: THESE ELEVATIONS SHOWN ARE REPRESENTATIVE ONLY. ACTUAL ELEVATIONS WILL CORRESPOND WITH THE RESUBDIVISION ELEVATION ELEVATIONS.
PLEASE NOTE: PARKING DOCUMENTS ARE ILLUSTRATIVE ONLY, AND DO NOT REPRESENT ACTUAL DIMENSIONS/COORDINATES.
PLEASE NOTE: LOT ELEVATIONS AND PARKING SHOWN ARE BASED UPON RECORD MAP DATA.

VILLA 2 LOT

TYPICAL LOT: 80x125=10,000 SF



ARCHITECTURAL ELEVATIONS



TYPICAL LOT TEMPLATE

ELEVATIONS & LOT INFORMATION

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F19-147
9-11

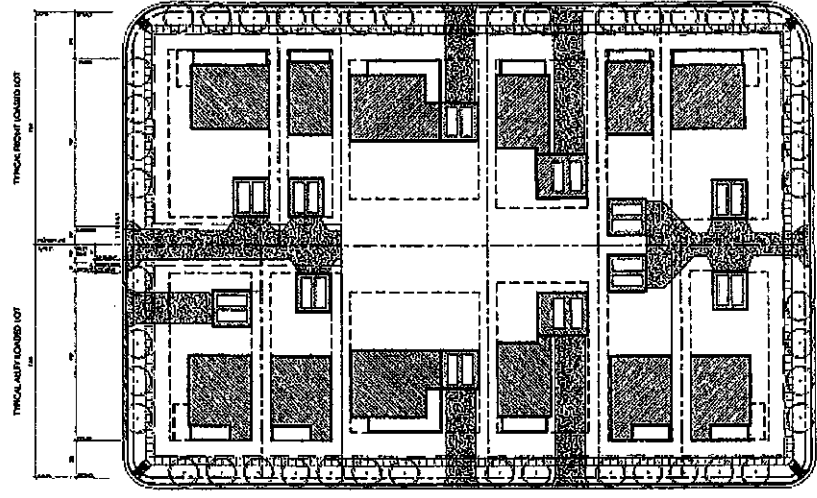
BRIGHTON LAKES
IN THE CITY OF BRIGHTON, COUNTY OF
ADAMS, STATE OF COLORADO

COUNTRY LOT
TYPICAL LOT: 140'x200'=28,000 SF



ARCHITECTURAL ELEVATIONS

**PERMITTED ALTERNATE GARAGE
ORIENTATIONS IN ALL USE AREAS**



MULTIFAMILY	
Minimum Lot Size	5,000 SF
Front Setback	25'
Side Setback	20'
Side Setback - Corner	25'
Rear Setback	25'
Maximum Building Height	35'
Minimum Floor Area	2,000 SF
One Bedroom - 450 SF	
Two Bedroom - 600 SF	
Three Bedroom - 900 SF	
Off-Street Parking	2 spaces per unit

APARTMENTS ABOVE RETAIL	
Minimum Lot Size	5,000 SF
Front Setback	25'
Side Setback	20'
Side Setback - Corner	25'
Rear Setback	25'
Maximum Building Height	35'
Minimum Floor Area	2,000 SF
One Bedroom - 450 SF	
Two Bedroom - 600 SF	
Three Bedroom - 900 SF	
Off-Street Parking	2 spaces per unit

COMMERCIAL	
Minimum Lot Size	10,000 SF
Front Setback	25'
Side Setback	20'
Side Setback - Corner	25'
Rear Setback	25'
Maximum Building Height	35'
Minimum Floor Area	2,000 SF

COMMERCIAL OFF-STREET PARKING	
For City Center and Neighborhood Center, shared parking between day and night uses is encouraged.	
Elementary School	one space per four children
Day Care Center	one space per four children
Church	one space per employee
Remedial, Preserve	one space per two lots
Office	one space per 1,000 SF
Retail Sales, Shops	one space per 1,000 SF
Hotel	one space per 1,000 SF

ELEVATIONS &
LOT INFORMATION
7 OF 9

Setbacks and lot area per lot type

Owner Use/Restrictions: Easement Allowed
(Owner's restrictions/Neighbors Use)

TYPICAL LOT TEMPLATE

Typical Interior Lot Size	140'x200'=28,000 SF
Front Setback	25'
Side Setback	20'
Side Setback - Corner	25'
Rear Setback	25'
Maximum Building Height	35'
Off-Street Parking	2 spaces per unit

FIGURE NOTE: THIS DRAWING IS A TEMPLATE ONLY. ACTUAL DIMENSIONS MAY VARY FROM THE IDEAL DIMENSIONS SHOWN. IF ANY DIMENSIONS ARE NOT SHOWN, THEY SHALL BE AS SHOWN ON THE DRAWING. IF ANY DIMENSIONS ARE NOT SHOWN, THEY SHALL BE AS SHOWN ON THE DRAWING. IF ANY DIMENSIONS ARE NOT SHOWN, THEY SHALL BE AS SHOWN ON THE DRAWING.

PUD FOR

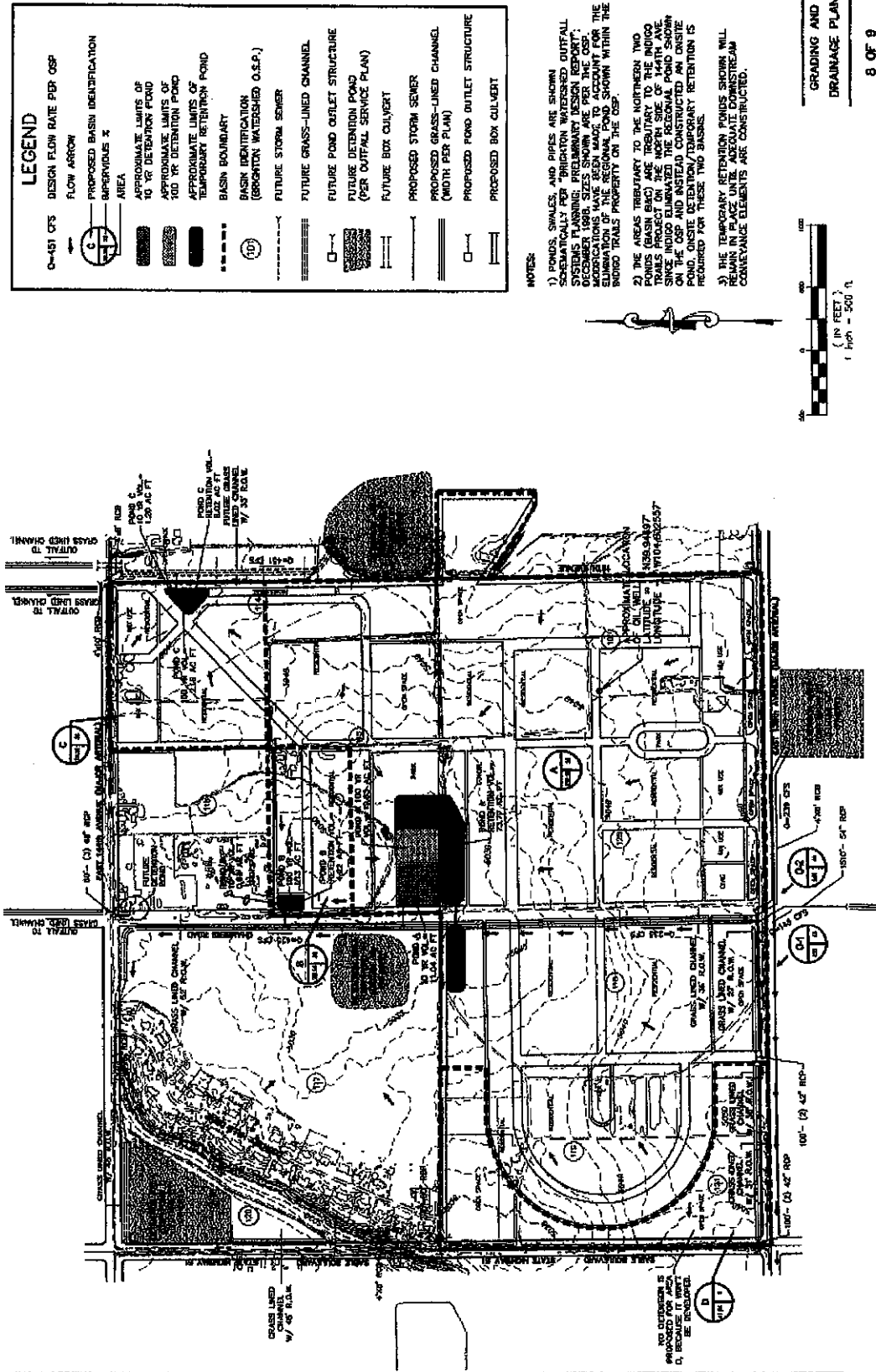
BRIGHTON LAKES

IN THE CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 8 OF 9

PRELIMINARY GRADING AND DRAINAGE PLAN


F19-147

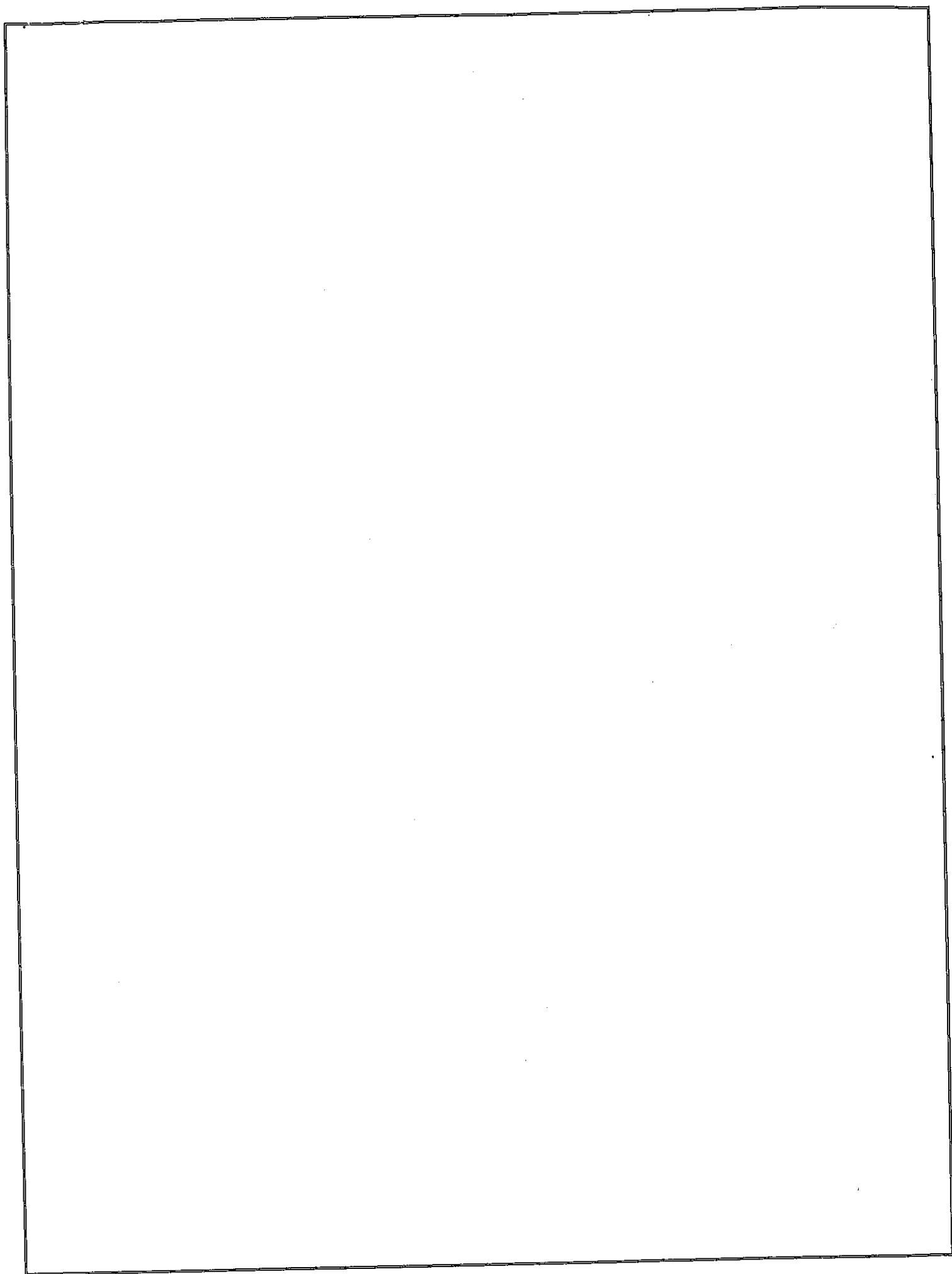
10-11



NOTES:

- 1) PONDS, SWALES, AND DIPS ARE SHOWN SCHEMATICALLY FOR "BRIGHTON WATERSEED OUTFALL SYSTEMS PLANNING: PRELIMINARY DESIGN REPORT," DATES 1988. SIZES SHOWN ARE FOR THE OSF. MODIFICATIONS HAVE BEEN MADE TO ACCOUNT FOR THE FACT THAT THE TECHNIQUE IS SHOWN WITHIN THE SECOND TREATS PRESENT ON THE OSF.
- 2) AREAS TREIBUTARY TO THE NORTHERN TWO PONDS (GAIN BASIN) ARE TREIBUTARY TO THE INDIPO POND. AREAS SUBJECT TO THE INDIPO POND SHOWING THE INDIPO POND ARE THE REGIONAL POND SHOWING ON THE OSF AND INSTEAD CONSTRUCTED AN ONSITE POND. ONSITE DETENTION/TEMPORARY RETENTION IS REQUIRED FOR THESE TWO BASINS.
- 3) THE TEMPORARY RETENTION PONDING SHALL REMAIN IN PLACE UNTIL ADEQUATE CONFORMANCE CONVEYANCE ELEMENTS ARE CONSTRUCTED.


 1000
 800
 600
 400
 200
 0
 (IN FEET)
 1 inch = 500 ft



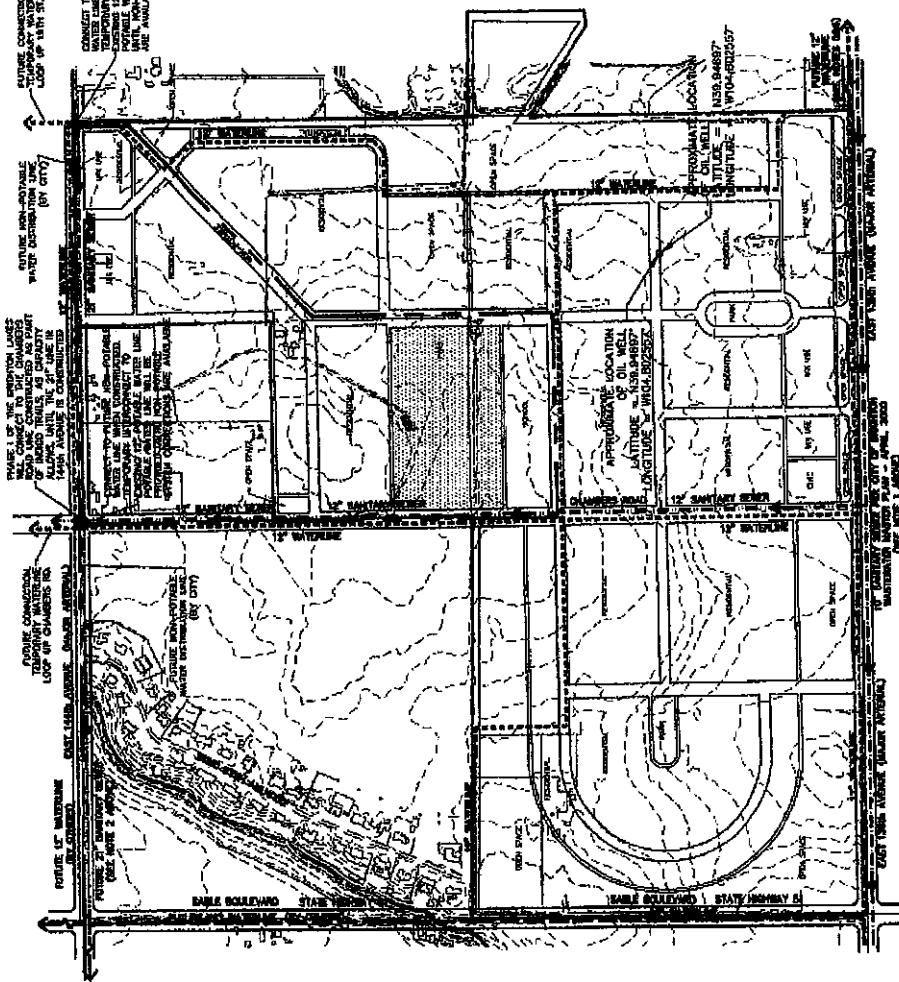
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F19-147
11-11

PUD FOR
BRIGHTON LAKES
IN THE CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 9 OF 9
PRELIMINARY UTILITY PLAN

NOTES

- 1) 18" SANITARY SEWER LINE SHOWN MAY NOT BE USED BY THE BRIGHTON LAKES, IF IT IS NOT USED BY THE BRIGHTON LAKES DEVELOPMENT IT WILL BE INSTALLED BY OTHERS.
- 2) THE 21" SANITARY SEWER OUTFALL CONTINUES WEST ON 144TH AVE. TO HIGHWAY 60, THEN CONTINUES NORTH TO THE WASTEWATER TREATMENT PLANT. THE 21" SANITARY SEWER OUTFALL CONTINUES WEST ON 144TH AVE. TO HIGHWAY 60, THEN CONTINUES NORTH TO THE WASTEWATER TREATMENT PLANT. THE 21" SANITARY SEWER OUTFALL CONTINUES WEST ON 144TH AVE. TO HIGHWAY 60, THEN CONTINUES NORTH TO THE WASTEWATER TREATMENT PLANT. THE 21" SANITARY SEWER OUTFALL CONTINUES WEST ON 144TH AVE. TO HIGHWAY 60, THEN CONTINUES NORTH TO THE WASTEWATER TREATMENT PLANT.
- 3) UTILITIES SHOWN HEREON ARE CONSISTENT WITH CURRENT CITY UTILITY MASTER PLANS.
- 4) UPDATES TO THE CITY OF BRIGHTON MASTER WATER PLAN, 1998, AND THE CITY OF BRIGHTON MASTER SANITARY SEWER PLAN, 1998, ARE SHOWN IN THIS PLAN. CAPACITIES AT PROPOSED TEMPORARY AND ULTIMATE CONNECTION POINTS, CITY REPRESENTATIVES WILL COORDINATE WITH THEIR CONSULTANTS OR THE DEVELOPER'S CONSULTANTS TO PRODUCE THE UPDATES.
- 5) WATER LOOPING WILL ULTIMATELY BE ACCOMPLISHED WITH A CONNECTION FROM THE SOUTHEAST CORNER OF THE SITE WITHIN 135TH AVE. TO THE EAST (APPROXIMATELY 174' N.E.). THE CONNECTION (APPROXIMATELY 174' N.E.) WILL BE MADE WITHIN 135TH AVE. TO A MASTER PLANNED CONNECTION POINT. THIS CONNECTION WILL BE CONSTRUCTED BY THE DEVELOPMENT THAT FIRST REQUIRES IT AND EACH DEVELOPMENT CONNECTING TO IT WILL PAY ITS PRO RATA SHARE OF THE CONSTRUCTION AND DESIGN COST.
- 6) SANITARY SEWER PEAK DAILY FLOW (AVG. DAILY PEAK FACTOR-INFLATION) IS 4.2 GPD. THIS IS THE PEAK DESIGN FLOW FOR THE SANITARY SEWER SYSTEM. THE PEAK DESIGN FLOW FOR THE SANITARY SEWER SYSTEM IS 4.2 GPD. THIS IS THE PEAK DESIGN FLOW FOR THE SANITARY SEWER SYSTEM. THE PEAK DESIGN FLOW FOR THE SANITARY SEWER SYSTEM IS 4.2 GPD.
- 7) WATER DEMAND CALCULATIONS YIELD AN AVERAGE DAILY FLOW OF 50 GPD, A MAX DAILY FLOW OF 1,030 GPD, AND A MAX HOUR FLOW OF 2,000 GPD.
- 8) NEIGHBORHOOD AND POCKET PARKS NOT SHOWN ON THIS PLAN MAY BE CONNECTED TO NON-POTABLE WATER SYSTEM DEPENDING ON THEIR ACCESSIBILITY TO THE SYSTEM.



LEGEND

PROPOSED SANITARY SEWER LINES

- 21" SANITARY SEWER LINE
- 18" SANITARY SEWER LINE
- 12" SANITARY SEWER LINE
- 10" SANITARY SEWER LINE
- 8" SANITARY SEWER LINE
- SANITARY SEWER DIRECTION ARROW

PROPOSED WATER LINES

- 16" WATERLINE
- 12" WATERLINE
- NON-POTABLE WATER LINE (SIZE TO BE DETERMINED AT A LATER DATE)
- COMMUNITY PARK TO BE IRRIGATED WITH NON-POTABLE WATER, WHEN AVAILABLE

NOTE: ALL UTILITIES SHALL BE CONSISTENT WITH THE CITY OF BRIGHTON MASTER PLAN

**City Council
Agenda Item
7A**

COMMUNITY DEVELOPMENT DEPARTMENT

To: Mayor and City Council, Through City Manager, Manuel Esquibel

Prepared By: Hazel Leem, Associate Planner

Requested Action: Hold a second and final reading for a PUD Zoning Request for the Village at Southgate.

Requested Council Date: March 18, 2014

Statutory or Municipal Code Process Requirements (in order):

1. Hold a second and final reading of an ordinance.

Statutory or Municipal Code Notification Requirements:

ZONING	Neighbor Notice Letter	Newspaper Publication	Property Posting
Required	None required	None required	None required
Actual	None	None	None

Review and Sign-Off:

	Associate Planner, Hazel Leem
	Planning Manager, Jason Bradford, AICP
	Community Development Director, Holly Prather, AICP
	City Attorney, Margaret Brubaker
	City Manager, Manuel Esquibel

PLANNING DIVISION STAFF REPORT

To: Mayor and City Council, through City Manager, Manuel Esquibel

Prepared By: Hazel Leem, Associate Planner

Reviewed By: Jason Bradford, AICP, Planning Manager
Holly Prather, AICP, Community Development Director

Date Prepared: March 6, 2014

Requested Action: Hold a second and final reading for a PUD Zoning Request for the Village at Southgate.

PURPOSE:

In order to proceed with the zoning of this property, the Council must approve the second and final reading of the zoning ordinance.

SUMMARY:

The approximate eighty (80) acre property has submitted a PUD application titled the Village at Southgate Planned Unit Development (PUD). The PUD proposes predominately residential development, where the PUD designates Planning Area A and C for commercial development, Planning Area B and D can be developed either for commercial or multi-family residential development, and Planning Area E is designated for a total of 150 lots for single family detached residential development. The proposed land uses are consistent with the Mixed Use Residential designation as set forth in the *South Sub-Area Plan*, which supplements the *Comprehensive Plan*.

Following the city council public hearing and first reading for the PUD on February 4, 2014, the Applicant conducted a neighborhood meeting that primarily consisted of residents from Fuller Estates per City Council's direction. The neighborhood meeting was held on February 20, 2014 at Prairie View Middle School and residents within 300' of the subject property and persons who requested to be on the notification list were invited to attend the meeting. The Applicant addressed the conditions noted in Section 3 of the draft ordinance for the PUD (see attached) with the neighborhood meeting attendees.

As a result, the Applicant has submitted a revised PUD for City Council's consideration and approval. Revisions of note include: providing a buffer and revising the lot configurations for the southwestern portion of the Property that is adjacent to the developed Fuller Estates subdivision, providing additional open space lands for Planning Area E, and decreasing the density for the multiple family area from a total maximum number of 300 units to 260 units. The Applicant also indicated at the neighborhood meeting that installation of a traffic signal at the main entrance for the Property on 120th Avenue is a priority for the development and further details would be considered at the time of final platting. The neighborhood meeting held discussions on the general drainage plans and the nearby residents expressed concerns for the new development's drainage negatively impacting their properties. City regulations and applicable external agencies that oversee and regulate drainage impacts require new drainage impacts to be mitigated on-site or via the regional drainage plan system, where new drainage impacts are designed to not impact the surrounding properties. The neighborhood meeting attendees had no objections to the Applicant's discussion for the traffic signal and no additional concerns were raised on issues relating to traffic or drainage. A new concern raised by the neighborhood meeting attendees was the desire to have

a solid perimeter fence along the western boundary for the Village at Southgate. The Applicant is proposing to only have open style fencing for the subdivision to foster a community feel and connection to surrounding developments (Please see Sheet 7 of the PUD.), which is supported by City staff.

CRITERIA BY WHICH COUNCIL MUST CONSIDER THE ITEM:

- LAND USE AND DEVELOPMENT CODE
- COMPREHENSIVE PLAN/SOUTH SUB-AREA PLAN

OPTIONS FOR COUNCIL'S CONSIDERATION:

- Approve the zoning request with or without conditions (see draft), by ordinance at second reading.
- Deny the zoning request with specific findings to justify the denial.

FINDINGS:

Staff finds the proposed Planned Unit Development application to be substantially in compliance with the *Comprehensive Plan*, *South Sub-Area Plan*, other City-approved master plans, and the *Land Use and Development Code* for a PUD. Staff finds the proposed application to be compatible with the surrounding area, harmonious with the character of the neighborhood, and not detrimental to the immediate area or the health, safety, or welfare of the citizens of Brighton. Based upon the findings and the Applicant addressing nearby residents and City Council's concerns raised at the public hearing, staff has prepared a draft ordinance for the Planned Unit Development for approval with conditions.

ATTACHMENTS:

- City Council Ordinance (draft)
- Revised PUD (full sized)

**CITY COUNCIL ORDINANCE
VILLAGE AT SOUTHGATE
PLANNED UNIT DEVELOPMENT**

ORDINANCE NO.: _____

INTRODUCED BY: Martinez

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, APPROVING THE VILLAGE AT SOUTHGATE PLANNED UNIT DEVELOPMENT (PUD), AS AN AMENDMENT TO THE FULLER ESTATES EAST PUD, FOR THE APPROXIMATE 79.811 ACRE PROPERTY, LOCATED WITHIN SECTION 1, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO, SUBJECT TO SPECIFIC CONDITIONS AS SET FORTH HEREIN.

WHEREAS, the Applicant, Lorax Construction (the “Applicant”) represented by Mr. Fred Cooke, on behalf of the property owner, PFG Acquisitions, LLC (the “Owner”), is requesting approval of the Village at Southgate Planned Unit Development (the “PUD”), to the City Council of the City of Brighton, as more specifically described in **Exhibit A (Legal Description)** and **Exhibit B (PUD)**, attached hereto and incorporated herein, and subject to specific conditions as set forth herein; and

WHEREAS, the proposed PUD contains approximately 79.811 acres and is proposed for commercial, open space and parks, multi-family residential, and single family detached residential land uses; and

WHEREAS, the Applicant is requesting a re-zoning of the Property from the existing PUD, titled Fuller Estates East PUD, to a new PUD, titled The Village at Southgate PUD; and

WHEREAS, the proposed PUD is in conformance with the City’s *Comprehensive Plan* and *South Sub-Area Plan*, which designates the Property for Mixed Use Residential; and

WHEREAS, the PUD is in compliance with the *Land Use and Development Code* in terms of the PUD requirements set forth in the City’s PUD zone district regulations, Residential Design Standards, and Commercial Design Standards; and

WHEREAS, the Planning Commission made a recommendation of approval with conditions of the Application by Resolution to the City Council after holding a public hearing on January 28, 2014; and

WHEREAS, the City Council conducted a public hearing on the PUD application on February 4, 2014 and thereupon confirmed that written Notice of such public hearing was properly published in the *Brighton Standard Blade* on January 8, 2014, and posted on the Property, and otherwise mailed and delivered to property owners within 300 feet of the Property, and meets the notification requirements of the *Land Use and Development Code*; and

WHEREAS, in accordance with the *Colorado Revised Statutes*, Section 24-65.5-101 *et. seq.*, requirements for notification to the mineral rights owners for the initial public hearing was determined to be “not applicable” as documentation was provided to the City that the property owner for the land surface rights and mineral rights are the same entity; and

WHEREAS, at the public hearing, the City Council properly received and considered all relevant evidence and testimony from City staff, the Applicant, and other Interested Parties, including the public at large; and

WHEREAS, the City Council finds and declares that the PUD follows the intent of the *Comprehensive Plan* and *South Sub-Area Plan* in providing for the future of the City; complies with the requirements of the City of Brighton *Land Use and Development Code*; provides consistency with the purpose and intent of these regulations; promotes compatibility with surrounding areas; is harmonious with the existing character of the neighborhood; and is not detrimental to the immediate area or its future development, or to the health, safety or welfare of the inhabitants of the City.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO that the property, as described in **Exhibit A**, attached hereto, **is APPROVED with conditions as follows:**

Section 1. That the property, as described in Exhibit A, is hereby re-zoned to the Village at Southgate PUD, as shown in Exhibit B attached hereto, subject to the following conditions:

(A) Sheet 6 of 11 provides suggested street tree plantings that may be problematic in narrow landscaped strips of six (6) feet or less. Specifically, the Indian Summer Crabapple, Spring Snow Crabapple, Thunderchild Crabapple, and the Cockspur Thornless Hawthorn shall not be used for areas having less than six (6) feet wide street tree landscaping areas and shall be replaced with American Linden, Kentucky Coffeetree, and Hackberry tree or other species that are acceptable to the Parks and Recreation Department.

(B) There are some existing trees within the commercial Planning Areas that may be preserved on the Property. The Applicant/Developer will cooperate with the City in future Final Plat landscaping plans and Final Development Plans to consider site designs that enable the preservation of the trees, if possible, as identified by the Parks and Recreation Department.

Section 2. The Applicant will meet with the neighbors in the adjoining Fuller Estates development prior to, and as a condition precedent to, the second reading of this PUD ordinance to discuss the concerns voiced by the neighbors at the February 4, 2014 public hearing.

Section 3. The Applicant will address the following issues in future land use

submittals for the Village at Southgate, including modifications to the PUD, prior to and as a condition precedent to scheduling the second reading of this PUD ordinance: traffic circulation and impact, land use densities, buffers to adjoining properties, drainage, open space dedication, lot sizes and configurations, and transitions between land uses with the neighboring residents.

Section 4. That the Zoning Map of the City shall be amended to reflect said zone change.

***INTRODUCED, PASSED ON FIRST READING, AND ORDERED PUBLISHED
THIS 4TH DAY OF FEBRUARY, 2014.***

CITY OF BRIGHTON, COLORADO

Richard N. McLean, Mayor

ATTEST:

Natalie Hoel, City Clerk

APPROVED AS TO FORM:

Margaret R. Brubaker, Esq., City Attorney

Published in the *Standard Blade*
First Publication: February 12, 2014

***INTRODUCED, PASSED ON SECOND READING, AND ORDERED PUBLISHED
BY TITLE ONLY THIS 18TH DAY OF MARCH, 2014.***

CITY OF BRIGHTON, COLORADO

Richard N. McLean, Mayor

ATTEST:

Natalie Hoel, City Clerk

Published in the *Standard Blade*
Second Publication: March 26, 2014

Exhibit A: Legal Description

A PARCEL OF LAND IN THE NORTHEAST QUARTER OF SECTION 1
TOWNSHIP 2 SOUTH RANGE 67 WEST, OF THE 6TH PRINCIPAL
MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF
COLORADO, DESCRIBED AS FOLLOWS:

THE WEST ONE-HALF OF THE NORTHEAST QUARTER OF SECTION 1,
TOWNSHIP 2 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL
MERIDIAN, EXCEPT THE NORTH 30 FEET THEREOF ON A LINE
PARALLEL TO THE NORTH LINE OF SAID NORTHEAST QUARTER,
BEING THE RIGHT OF WAY OF EAST 120TH AVENUE.

PARCEL CONTAINS 79.811 ACRES MORE OR LESS.

Exhibit B: Planned Unit Development (12 Sheets)

PLANNED UNIT DEVELOPMENT (PUD) PLAN
THE VILLAGE AT SOUTHGATE
IN THE CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 1 OF 12
COVER SHEET

SHEET INDEX
SHEET 1 - COVER SHEET
SHEET 2 - LAND USE PLAN
SHEET 3 - SITE PLAN - AREA 1
SHEET 4 - SITE PLAN - AREA 2
SHEET 5 - SITE PLAN - AREA 3
SHEET 6 - DESIGN STANDARDS
SHEET 7 - DESIGN STANDARDS
SHEET 8 - DESIGN STANDARDS
SHEET 9 - ENTRY FEATURE CONCEPT
SHEET 10 - TYPICAL STREET SECTIONS
SHEET 11 - TYPICAL STREET SECTIONS

LEGAL DESCRIPTION

A PORTION OF THE NORTH-EAST QUARTER OF SECTION 1 TOWNSHIP 2 SOUTH-RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:
THE WEST ONE-HALF OF THE NORTH-EAST QUARTER OF SECTION 1, TOWNSHIP 2 SOUTH-RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN, EXCEPT THE NORTH 30 FEET THEREOF, ON A LINE PARALLEL TO THE NORTH LINE OF SAID NORTH-EAST QUARTER, BEING THE RIGHT OF WAY OF EAST 120TH AVENUE.
PARCEL CONTAINS 79.811 ACRES MORE OR LESS.

PUD JUSTIFICATION

THE PROPOSED DEVELOPMENT IS BEING PLATTED AS A PUD TO ALLOW FLEXIBILITY IN THE LOT CONFIGURATION GIVEN MARKET DEMANDS AS WELL AS THE ABILITY TO TAKE ARCHITECTURE AND SITE DESIGN ABOVE AND BEYOND THE CITY OF BRIGHTON REQUIREMENTS. THE PUD WILL ALLOW FOR THE DEVELOPMENT OF THE DESIGN STANDARDS HEREIN DETAILING COMPLIMENTARY MATERIALS AND GROUND PLANE TREATMENTS TO BE USED THROUGHOUT THE DEVELOPMENT AS A WHOLE.

GENERAL NOTES

- THE OWNER/DEVELOPER SHALL SUBMIT DRAINAGE AND/OR GRADING PLANS. ADDITIONAL PERMANENT STORMWATER INDUSTRIAL AND/OR COMMERCIAL BEST MANAGEMENT PRACTICES MAY BE REQUIRED ACCORDING TO THE NATURE OF THE PROPOSED BUSINESS.
- MAINTENANCE OF ALL PRIVATE STORMWATER TREATMENT AND DRAINAGE IMPROVEMENTS IS A CONTINUING OBLIGATION OF THE LAND OWNER, ITS SUCCESSORS, AND ASSIGNS. TO ENSURE THE FACILITIES FUNCTION AS DESIGNED AND CONTINUE SERVING THE INTENDED FUNCTIONS IN PERPETUITY UNLESS THE CITY EXPRESSLY ACCEPTS THE RESPONSIBILITY IN WRITING.

PLANNING AREA TABLE:

PLANNING AREA	SIZE	PROPOSED PUD ZONING DESIGNATION
A	13,876 AC	MU-C: MIXED USE COMMERCIAL (Commercial Uses per Design Standards)
B	12,797 AC	MU-R: MIXED USE RESIDENTIAL (Commercial & High Density Residential per Design Standards)
C	2,062 AC	MU-C: MIXED USE COMMERCIAL (Commercial Uses per Design Standards)
D	2,727 AC	MU-R: MIXED USE RESIDENTIAL (Commercial & High Density Residential per Design Standards)
E	25,644 AC	SINGLE FAMILY DETACHED
TOTAL	47,109 AC	

TRACT TABLE:

TRACT AREA (AC)	USE	OWNERSHIP	MAINTENANCE
A	5,823 AC	TRAIL, DRAINAGE AND OPEN SPACE	METRO. DIST.
B	9,436 AC	OPEN SPACE AND TRAIL	METRO. DIST.
C	1,192 AC	OPEN SPACE AND TRAIL	METRO. DIST.
D	1,976 AC	NEIGHBORHOOD PARK	METRO. DIST.
E	1,976 AC	NEIGHBORHOOD PARK	METRO. DIST.
F	1,976 AC	NEIGHBORHOOD PARK	METRO. DIST.
G	1,976 AC	NEIGHBORHOOD PARK	METRO. DIST.
H	1,976 AC	NEIGHBORHOOD PARK	METRO. DIST.
I	1,976 AC	NEIGHBORHOOD PARK	METRO. DIST.
J	1,976 AC	NEIGHBORHOOD PARK	METRO. DIST.
TOTAL	12,283 AC		

SIGNATURE BLOCKS

THE PLANNING COMMISSION OF THE CITY OF BRIGHTON RECOMMENDS APPROVAL OF THIS PLANNED UNIT DEVELOPMENT PLAN THIS _____ DAY OF _____ OF 20____.

CHAIR PERSON _____

CITY COUNCIL _____

THE CITY COUNCIL OF THE CITY OF BRIGHTON APPROVES THIS PLANNED UNIT DEVELOPMENT PLAN THIS _____ DAY OF _____ OF 20____.

MAYOR _____

ATTEST: CITY CLERK _____

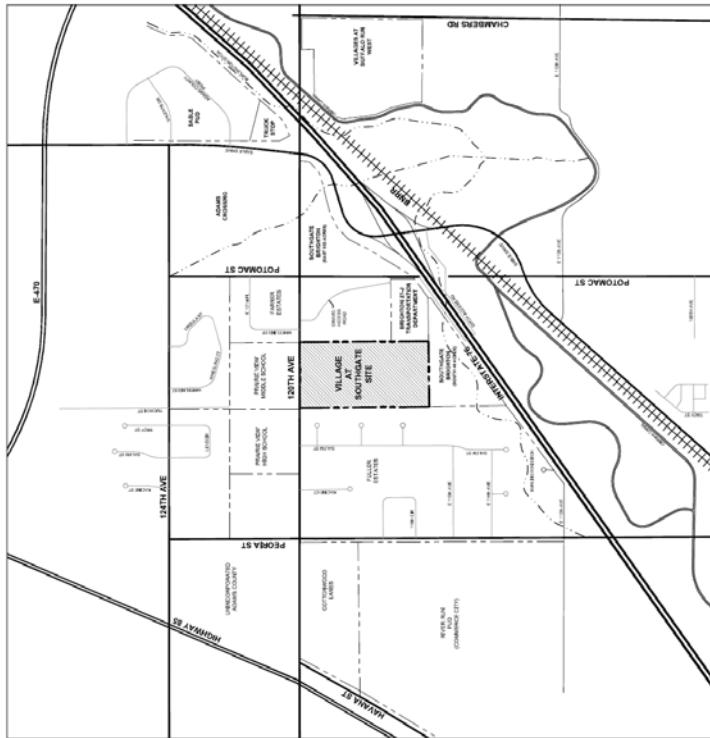
CLERK AND RECORDER _____

THIS PUD WAS FILED FOR RECORD IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER, CITY OF BRIGHTON, STATE OF COLORADO ON THE _____ DAY OF _____, 20____.

BY: _____

SIGNATURE, PRINTED NAME _____

RECEPTION NO. _____



VICINITY MAP
0 750 1500 3000
SCALE: 1" = 1500'-0"

DEVELOPER

PPG Acquisitions LLC
1501 Academy Ct, Suite 203
Wheatridge, CO 80537
Contact: Fred Cooke
970.687.7292

CIVIL ENGINEER

United Civil Design Group
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Fort Collins, CO 80524
Contact: Jennifer Gardner
970.214.4038

SURVEYOR

Trimble Consulting
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Fort Collins, CO 80524
Contact: Jeffrey Van Sambeek
970.233.3265

PROJECT TEAM

OWNER

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Wheatridge, CO 80537
Contact: Fred Cooke
970.687.7292

PLANNER & LANDSCAPE ARCHITECT

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Fort Collins, CO 80524
Contact: Jennifer Gardner
970.214.4038

ARCHITECT

Trimble Consulting
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Fort Collins, CO 80524
Contact: Jeffrey Van Sambeek
970.233.3265

REVISIONS PER CITY COUNCIL COMMENT 03.05.14

FINAL SUBMITTAL

SHEET NUMBER: 1 OF 12

SHEET TITLE: COVER SHEET

THIRD SUBMITTAL DATE: 11.12.13

SECOND SUBMITTAL DATE: 09.17.13

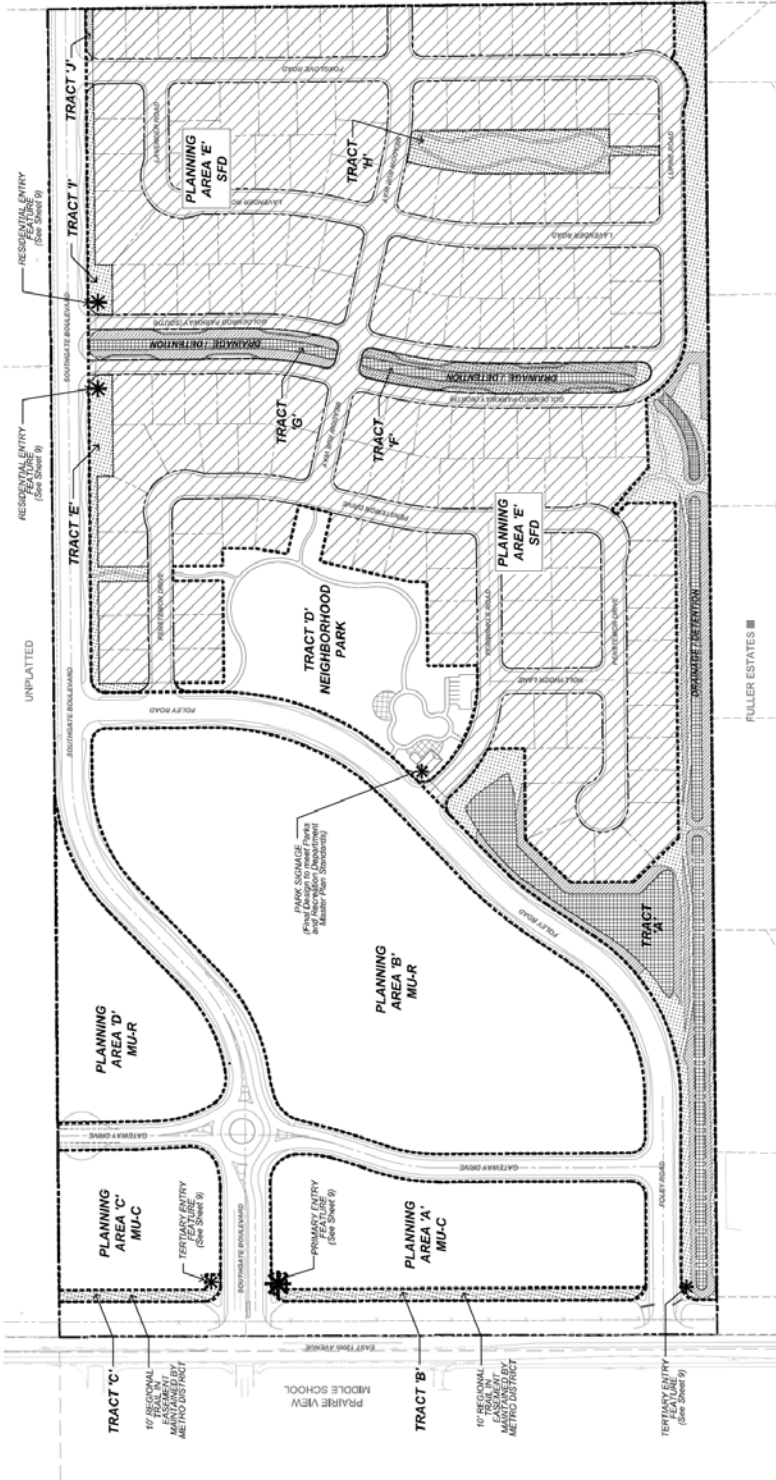
FIRST SUBMITTAL DATE: 06.20.13

greenscape
DESIGNS
PLANNING | LANDSCAPE ARCHITECTURE | IRRIGATION
FORT COLLINS CO | 970.851.2822

PLANNED UNIT DEVELOPMENT (PUD) PLAN
THE VILLAGE AT SOUTHGATE
 IN THE CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO
 SHEET 2 OF 12
 LAND USE PLAN

****DISCLAIMER:** Lot line and road layout is conceptual only. The Final Plat will indicate final lot and road layout for the subdivision.

- LEGEND:**
- Open space within the 10 yr floodplain
 - Open space outside 10 yr floodplain greater than 20% (5-11) steps
 - Open space outside 10 yr floodplain less than 20% slope
 - Single Family Detached Planning Area
 - Approximate 10YR Floodplain
 - Parcel Boundaries
- Total Open Space = 38,260 AC
 (Tracts A, B, C, D, E & J)



LAND USE SUMMARY:

LAND USE TYPE	UNDERLYING ZONING	% OF SITE	AREA (ACRES)	UNITS	DENSITY (GROSS)
MUC	C-O	7.41%	415.911 AC	—	—
MUC	R-3	19.45%	415.524 AC	260*	13.7 DU/ACRE
MUC	R-1	32.13%	425.644 AC	160*	3.5 DU/ACRE
SFD	(Single Family Detached)	24.37%	419.448 AC	—	—
PUBLIC RIGHT OF WAY	OS	4.61%	43.676 AC	—	—
NEIGHBORHOOD PARK	OS	12.00%	419.577 AC	—	—
LANDSCAPE BUFFER	OS	100.00%	419.810 AC	410	5.14 DU/AC
TOTAL					

PARK AND OPEN SPACE SUMMARY:

LAND USE TYPE	REQUIRED*	PROVIDED	FEE IN LIEU
OPEN SPACE (OS)	418.20 AC	44.86 AC	413.34 AC
NEIGHBORHOOD PARK	43.64 AC	43.64 AC	0 AC
COMMUNITY PARK	43.64 AC	0 AC	43.64 AC
TOTAL	505.48 AC	44.54 AC	416.98 AC

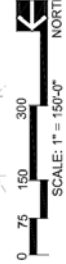
* Open space requirements area calculated based upon maximum residential densities allowed per this PUD document. Final densities will be determined based on actual densities per Final Plat.

USABLE OPEN SPACE SUMMARY:

OPEN SPACE AREA WITHIN 10 YEAR FLOODPLAIN (APPROX)	42.26 AC
OPEN SPACE OUTSIDE FLOODPLAIN W/ 20% OR GREATER SLOPES	42.47 AC
OPEN SPACE OUTSIDE FLOODPLAIN, LESS THAN 20% SLOPE	44.86 AC

SFD LOT VARIATION CHART:

LOT SIZE	QUANTITY	% OF PARCEL
6500-6999 SF	85 Lots	56.67%
7000-7999 SF	35 Lots	23.33%
8000-8999 SF	16 Lots	10.67%
9000-9999 SF	9 Lots	6.00%
10000+ SF	5 Lots	3.33%
TOTAL	160 LOTS	100%

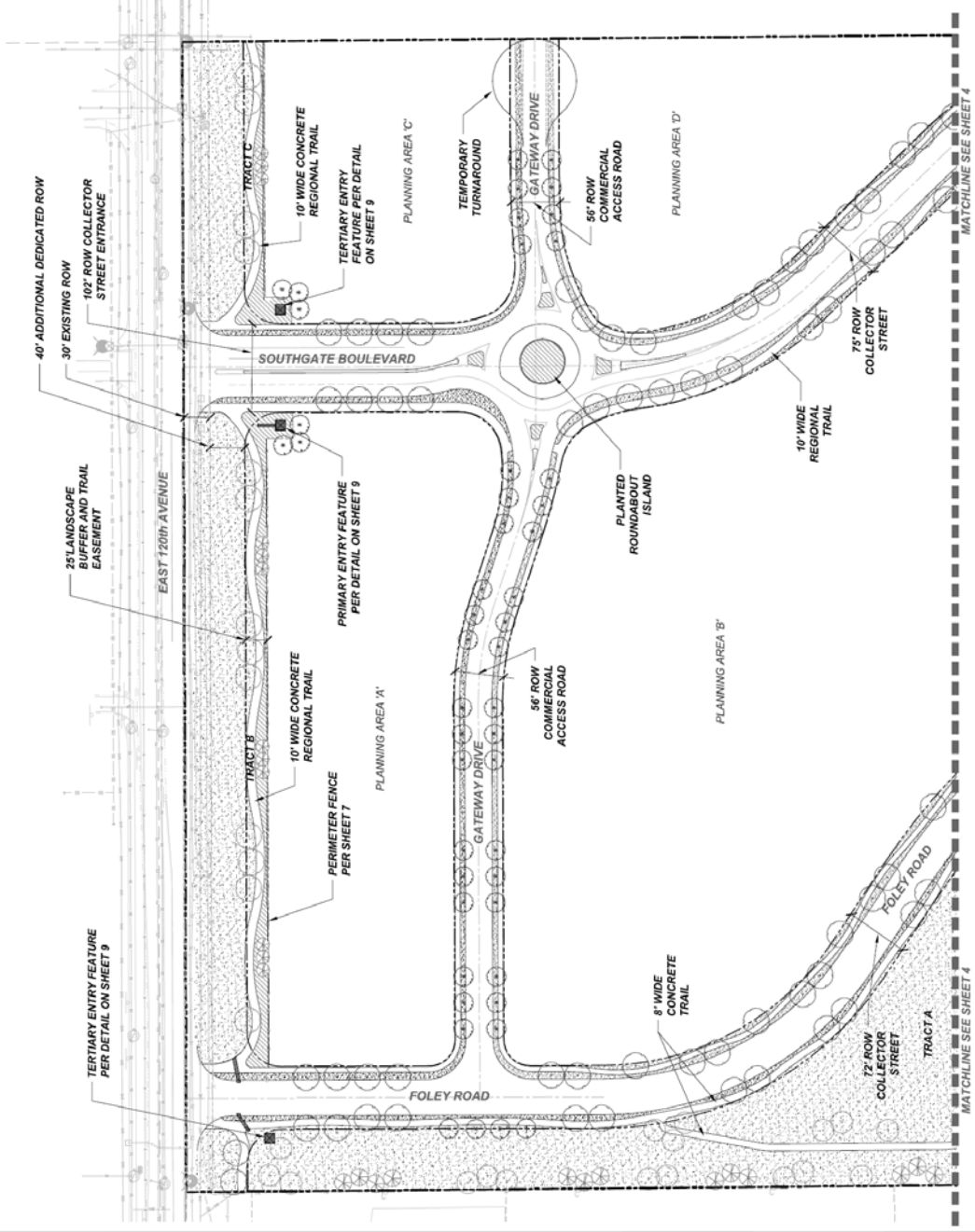


REVISIONS PER CITY COUNCIL COMMENT 03.05.14
 FINAL SUBMITTAL
 SHEET NUMBER: 2 OF 12
 SHEET TITLE: OVERALL SITE PLAN
 THIRD SUBMITTAL DATE: 11.12.13
 SECOND SUBMITTAL DATE: 09.17.13
 INITIAL SUBMITTAL DATE: 06.20.13

PLANNED UNIT DEVELOPMENT (PUD) PLAN
THE VILLAGE AT SOUTHGATE
 IN THE CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO
 SHEET 3 OF 12
 SITE PLAN - AREA 1

****DISCLAIMER:** Lot line and road layout is conceptual only. The Final Plat will indicate final lot and road layout for the subdivision.

- SYMBOLS LEGEND:**
- OPEN ROAD
 - EXISTING FENCING PER SHEET 7
 - DECIDUOUS STREET TREES
 - ORNAMENTAL STREET TREES
 - DECIDUOUS OPEN SPACE TREES
 - EVERGREEN TREES
 - XERISC GRASS MIX (80% PALM/LARGE GRASS)
 - SHRUB & PERENNIAL PLANTING BEDS
- *NOTE: PLANT SYMBOLS SHOWN FOR REFERENCE ONLY. SEE FINAL LANDSCAPE PLANS FOR DETAIL. DESIGNING LANDSCAPE ARCHITECTS WILL DESIGN IN OPEN SPACE TRACTS AND ROW.**



0 40 80 160
 SCALE: 1" = 80'-0"

NORTH

REVISIONS PER CITY COUNCIL COMMENT 03.05.14
 FINAL SUBMITTAL

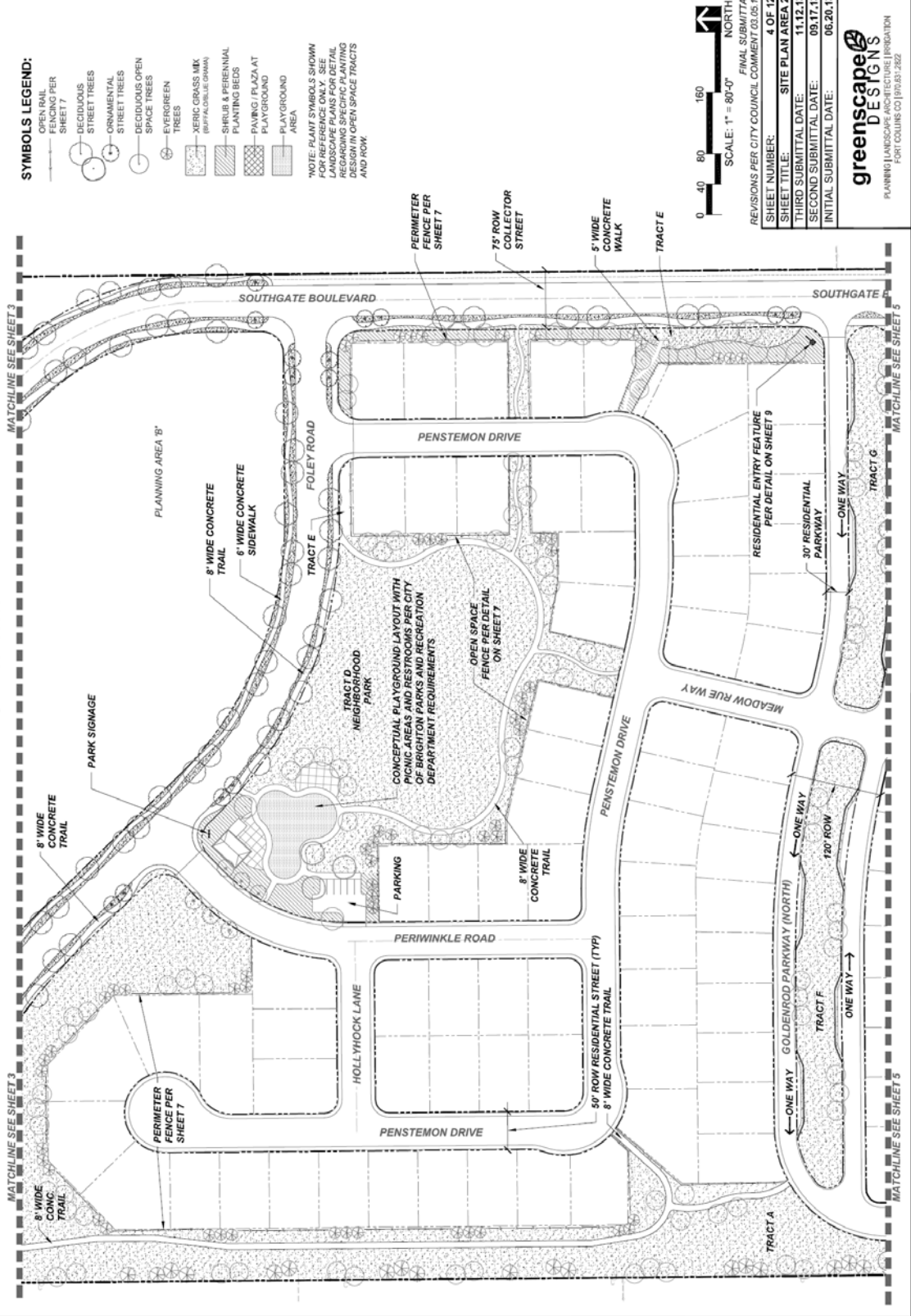
SHEET NUMBER:	3 OF 12
SHEET TITLE:	SITE PLAN AREA 1
THIRD SUBMITTAL DATE:	11.12.13
SECOND SUBMITTAL DATE:	09.17.13
INITIAL SUBMITTAL DATE:	06.20.13

greenscape
 DESIGNS

PLANNING/LANDSCAPE ARCHITECTS, INC. REG. 1287
 FORT COLLINS CO | 970.837.2822

PLANNED UNIT DEVELOPMENT (PUD) PLAN
THE VILLAGE AT SOUTHGATE
 IN THE CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO
 SHEET 4 OF 12
 SITE PLAN - AREA 2

****DISCLAIMER:** Lot line and road layout is conceptual only. The Final Plat will indicate final lot and road layout for the subdivision.



- SYMBOLS LEGEND:**
- OPEN RAIL FENCING PER SHEET 7
 - DECIDUOUS STREET TREES
 - ORNAMENTAL STREET TREES
 - DECIDUOUS OPEN SPACE TREES
 - EVERGREEN TREES
 - XERIC GRASS MIX (BUFFALO GRASS)
 - SHRUB & PERENNIAL PLANTING BEDS
 - PAVING / PLAZA AT PLAYGROUND
 - PLAYGROUND AREA
- *NOTE: PLANT SYMBOLS SHOWN FOR REFERENCE ONLY. SEE LANDSCAPE PLANS FOR DETAIL DESIGN IN OPEN SPACE TRACTS AND ROW.**

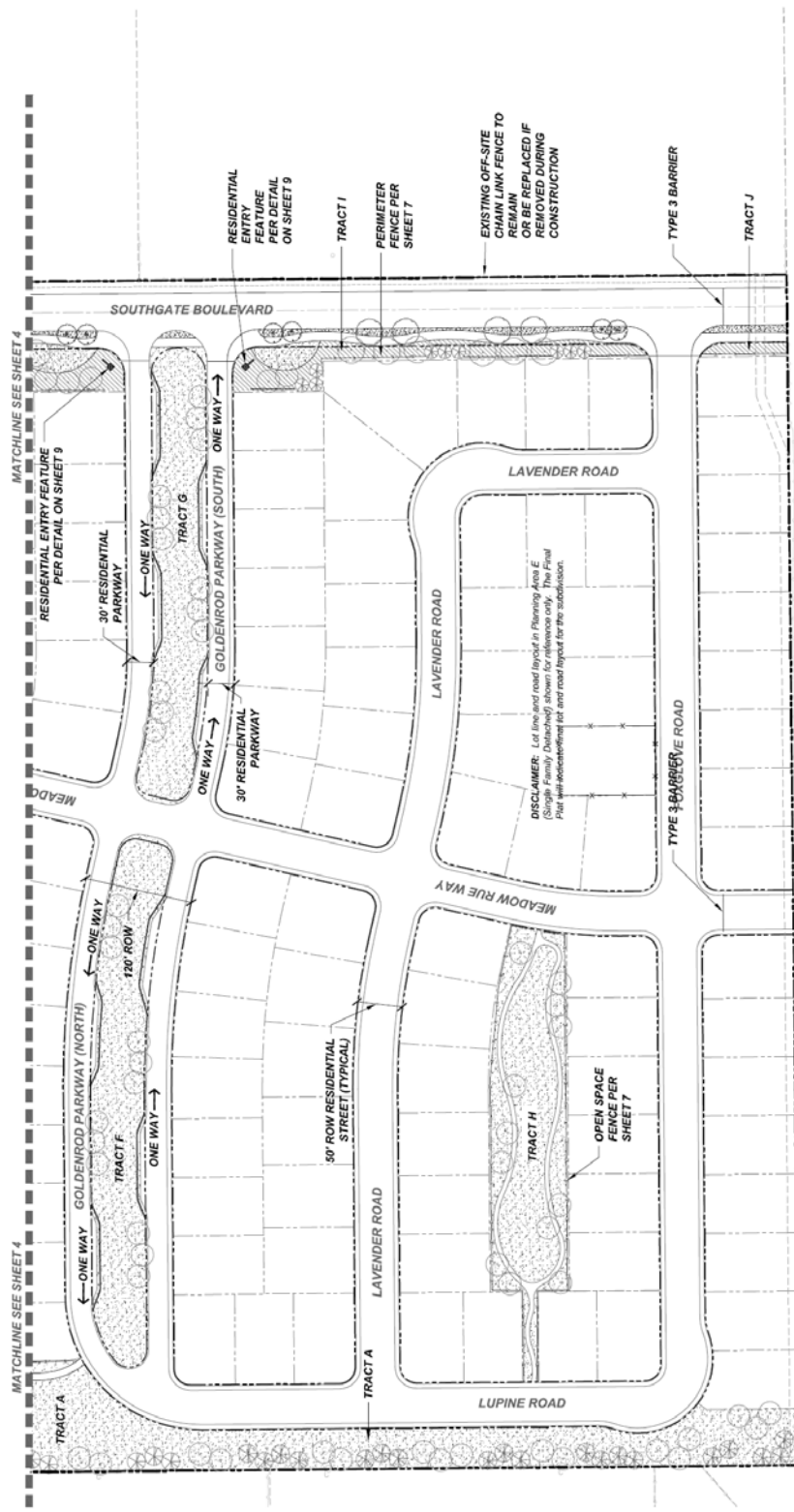
0 40 80 160
 SCALE: 1" = 80'-0"
 NORTH

REVISIONS PER CITY COUNCIL COMMENT 03.05.14
 FINAL SUBMITTAL
 SHEET NUMBER: 4 OF 12
 SHEET TITLE: SITE PLAN AREA 2
 THIRD SUBMITTAL DATE: 11.12.13
 SECOND SUBMITTAL DATE: 09.17.13
 INITIAL SUBMITTAL DATE: 06.20.13

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 DESIGNS
 PLANNING | LANDSCAPE ARCHITECTURE | IRRIGATION
 FORT COLLINS CO | 970.851.2822

PLANNED UNIT DEVELOPMENT (PUD) PLAN
THE VILLAGE AT SOUTHGATE

****DISCLAIMER:** Lot line and road layout is conceptual only. The Final Plat will indicate final lot and road layout for the subdivision.



GENERAL NOTES:

- ### GENERAL NOTES:
1. All improvements shown herein shall meet minimum regulations set forth by the City of Brighton Land Use Code regulations and the PUD standards contained in this document.
 2. Plantings shall be determined by the City Engineer. Plantings shall be provided by the Developer.
 3. Ownership and maintenance of streets and the park will be transferred to the City of Brighton per the approved Development Agreement.
 4. Ownership and maintenance of Open Space Tracts will be transferred to the Metro District following completion.
 5. See Engineering drawings for more detailed information regarding grading and roadway layout.
 6. See Preliminary Plat for detail on lot layout.

SYMBOLS LEGEND:

- SYMBOLS LEGEND:**
- | | |
|------------------------------------|---------------------------------|
| OPEN SPACE PER FENCING PER SHEET 7 | XERIC GRASS MIX (BUFFALO GRASS) |
| DECIDUOUS STREET TREES | SHRUB & PERENNIAL PLANTING BEDS |
| ORNAMENTAL STREET TREES | |
| DECIDUOUS OPEN SPACE TREES | |
| EVERGREEN TREES | |
- *NOTE: PLANT SYMBOLS SHOWN FOR REFERENCE ONLY. SEE LANDSCAPE PLANS FOR DETAIL OF SPECIFIC PLANTINGS AND ROW AND SPACE TRACS**

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DESIGNS

PLANNING | LANDSCAPE ARCHITECTURE | IRRIGATION
FORT COLLINS CO | 970.631.2822



PLANNED UNIT DEVELOPMENT (PUD) PLAN
THE VILLAGE AT SOUTHGATE
IN THE CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 7 OF 12
DESIGN STANDARDS

9.0 FENCE AND SCREENING TREATMENTS

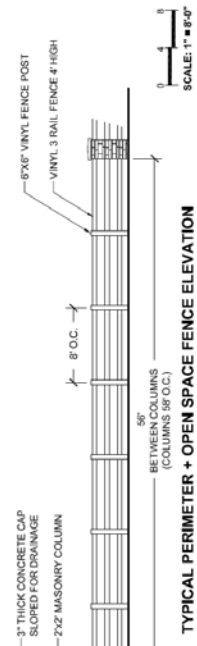
- A. Fencing shall conform to the following standards as a minimum:
1. No chain link or barbed wire fences shall be allowed.
 2. In commercial areas, fencing shall be allowed within the rear or side yard to screen mechanical equipment and storage areas. Fencing shall be constructed of solid material and shall be maintained in a neat and attractive condition.
 3. Fencing shall relate to architectural features, materials and color palette.
 4. Wood privacy fences are prohibited. Open rail fencing is allowed at rear and side yard of single family detached dwellings. Fencing shall be constructed of solid material and shall be maintained in a neat and attractive condition.
 5. Fencing shall be constructed of solid material and shall be maintained in a neat and attractive condition.
- B. The use of landscape material is strongly encouraged to separate spaces rather than fencing. See Landscape Design Standards for more detail.
- C. Walls over 4' in height require structural engineering.

10.0 LIGHTING

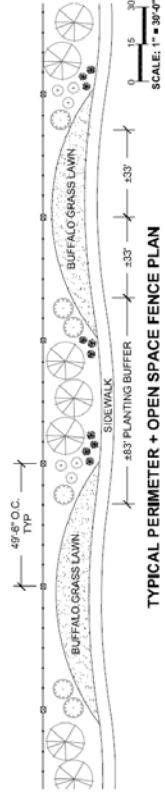
- General: All lighting shall conform to the International "Dark-Sky" principle and create a pleasant, ambient lighting situation for the development.
- A. All lighting shall be designed as a "family" of elements similar in style and character.
- B. All off-street parking areas shall be illuminated with overhead lighting with a maximum height of 25'. Product shall be LED Crossover Roadway light or approved equal with metal halide lamp or LED that does not extend below the plane of the roofline.
- C. All off-street parking areas shall be illuminated with a maximum height of 25'. Product shall be LED Crossover Roadway light or approved equal with metal halide lamp or LED that does not extend below the plane of the roofline.
- D. Lighting shall not cast a glare onto adjacent residential properties.
- E. All lighting shall be designed to be aesthetically pleasing and meet City of Brighton lighting standards with entrance and heavily used pedestrian areas being well lit.
- F. All light fixtures shall be comprised of out of light fixtures to achieve above mentioned standards.

11.0 SIGNAGE

- A. No sign shall be erected, moved or changed in composition, size, color or printing, excluding normal maintenance of an existing sign, without first obtaining a building permit and/or sign permit from the City of Brighton Community Development Department.
- B. All signs shall comply with City of Brighton Land Use Code Section 17-20-130, except as set forth below.
- C. Sign Area Calculations
1. Total allowable sign area is calculated based on street frontage. Where no street frontage exists, building footprint shall be used.
2. A minimum 5' separation shall be incorporated into each wall sign on building facade.
3. Wall signs shall not exceed ten percent (10%) of the building elevation on which the sign is situated.



TYPICAL PERIMETER + OPEN SPACE FENCE ELEVATION



TYPICAL PERIMETER + OPEN SPACE FENCE PLAN

12.0 ARCHITECTURAL STANDARDS - SINGLE FAMILY RESIDENTIAL

- A. General
1. Single family residential structures in The Village at Southgate shall have a contemporary design aesthetic that is consistent with the overall design goals of the development.
2. Single family residential structures shall be constructed with a minimum of 1.5 stories and shall be constructed with a minimum of 1.5 stories and shall be constructed with a minimum of 1.5 stories.
3. Single family residential structures shall be constructed with a minimum of 1.5 stories and shall be constructed with a minimum of 1.5 stories.
4. Single family residential structures shall be constructed with a minimum of 1.5 stories and shall be constructed with a minimum of 1.5 stories.
5. Single family residential structures shall be constructed with a minimum of 1.5 stories and shall be constructed with a minimum of 1.5 stories.
6. Single family residential structures shall be constructed with a minimum of 1.5 stories and shall be constructed with a minimum of 1.5 stories.
7. Single family residential structures shall be constructed with a minimum of 1.5 stories and shall be constructed with a minimum of 1.5 stories.
8. Single family residential structures shall be constructed with a minimum of 1.5 stories and shall be constructed with a minimum of 1.5 stories.
9. Single family residential structures shall be constructed with a minimum of 1.5 stories and shall be constructed with a minimum of 1.5 stories.
10. Single family residential structures shall be constructed with a minimum of 1.5 stories and shall be constructed with a minimum of 1.5 stories.

TYPICAL CONCEPTUAL LIGHTING STYLES



BOLLARD LIGHT

PEDESTRIAN LIGHT

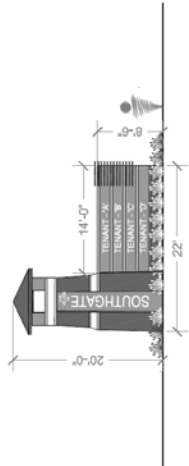
STREET/PARKING LOT LIGHT

FINAL SUBMITTAL

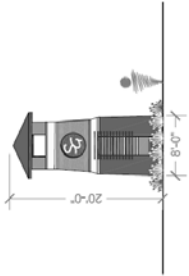
REVISIONS PER CITY COUNCIL COMMENT 02.05.14

SHEET NUMBER:	7 OF 12
DESIGN TITLE:	DESIGN STANDARDS
THIRD SUBMITTAL DATE:	11.12.13
SECOND SUBMITTAL DATE:	09.17.13
INITIAL SUBMITTAL DATE:	06.20.13

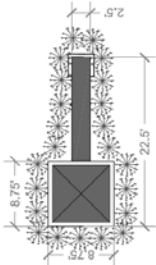
PLANNED UNIT DEVELOPMENT (PUD) PLAN
THE VILLAGE AT SOUTHGATE
IN THE CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 9 OF 12
ENTRY FEATURE CONCEPT



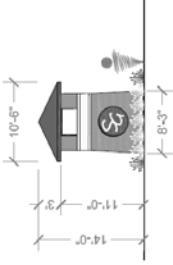
PRIMARY ENTRY FEATURE CONCEPT
FRONT ELEVATION



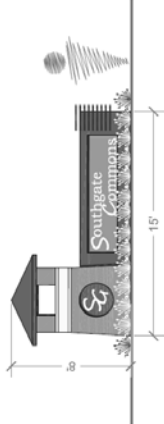
PRIMARY ENTRY FEATURE CONCEPT
SIDE ELEVATION



PRIMARY ENTRY FEATURE CONCEPT
PLAN VIEW



TERTIARY ENTRY CONCEPT
FEATURE



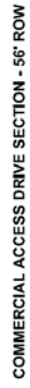
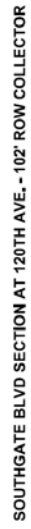
SINGLE FAMILY RESIDENTIAL PARCEL
ENTRY FEATURE CONCEPT
SCALE: 1" = 8'-0"

- GENERAL NOTES:**
1. Entry feature materials and character to complement proposed commercial building materials.
 2. Primary comprised of earth stucco in warm gray and brown colors.
 3. See Site Plan for Entry Feature locations.
 4. Features and all associated signage shall meet all applicable City of Brighton Standards.
 5. Entry features shall be constructed by the Developer and maintained by the Metro District.
 6. Designs shown herein are conceptual in nature and will require City of Brighton sign permit approval prior to construction.



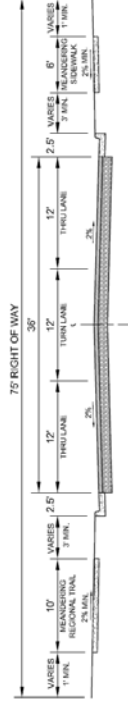
REVISIONS PER CITY COUNCIL COMMENT 03.05.14
FINAL SUBMITTAL
SHEET NUMBER: 9 OF 12
SHEET TITLE: ENTRY FEATURE CONCEPT
THIRD SUBMITTAL DATE: 11.12.13
SECOND SUBMITTAL DATE: 09.17.13
INITIAL SUBMITTAL DATE: 06.20.13

**NOTE: STREET SECTIONS SHOWN FOR REFERENCE ONLY
SEE ENGINEERING PLANS FOR MORE DETAIL**

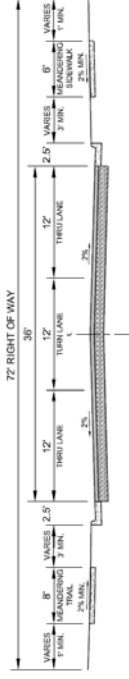


PLANNED UNIT DEVELOPMENT (PUD) PLAN
THE VILLAGE AT SOUTHGATE
 IN THE CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO
 SHEET 11 OF 12
 TYPICAL STREET SECTIONS

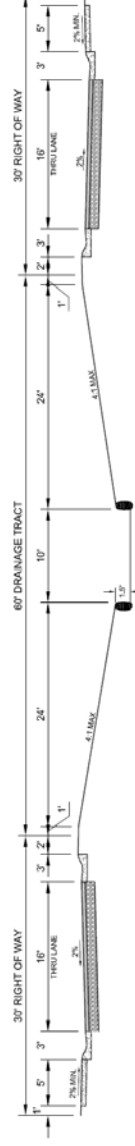
NOTE: STREET SECTIONS SHOWN FOR REFERENCE ONLY
 SEE ENGINEERING PLANS FOR MORE DETAIL



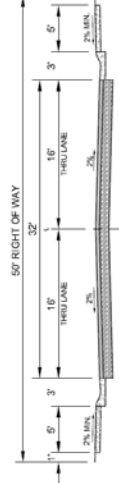
COLLECTOR STREET SECTION - 75' ROW (SOUTHGATE BLVD.)



COLLECTOR STREET SECTION - 72' ROW (FOLEY ROAD)



RESIDENTIAL PARKWAY SECTION - 30' ROW EACH SIDE OF STREET (ONE WAY STREETS)



RESIDENTIAL STREET SECTION - 50' ROW

FINAL SUBMITTAL	11 OF 12
REVISIONS PER CITY COUNCIL COMMENT 03.05.14	
SHEET NUMBER:	TYP. STREET SECTIONS
SHEET TITLE:	
THIRD SUBMITTAL DATE:	11.12.13
SECOND SUBMITTAL DATE:	09.17.13
INITIAL SUBMITTAL DATE:	06.20.13

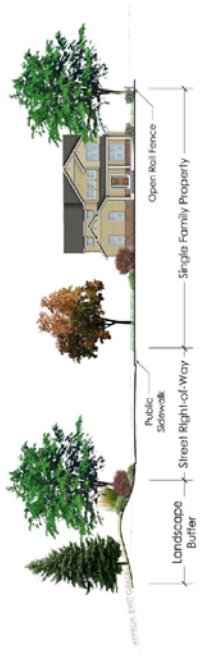
PLANNED UNIT DEVELOPMENT (PUD) PLAN
THE VILLAGE AT SOUTHGATE
 IN THE CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO
 SHEET 12 OF 12
 TYPICAL OPEN SPACE SECTIONS



ILLUSTRATIVE SECTION THROUGH OPEN SPACE TRACT 'A'
 IN THE AREA OF THE DETENTION POND



ILLUSTRATIVE SECTION THROUGH OPEN SPACE TRACT 'A'
 MIDWAY THROUGH THE SITE



ILLUSTRATIVE SECTION THROUGH OPEN SPACE TRACT 'A'
 AT THE SOUTH-WESTERN PORTION OF THE SITE

REVISIONS PER CITY COUNCIL COMMENT 03.05.14	FINAL SUBMITTAL
SHEET NUMBER: 12 OF 12	
SHEET TITLE: TYP. OS SECTIONS	
THIRD SUBMITTAL DATE: 11.12.13	
SECOND SUBMITTAL DATE: 09.17.13	
INITIAL SUBMITTAL DATE: 06.20.13	
greenscape DESIGNS PLANNING LANDSCAPE ARCHITECTURE IRRIGATION FORT COLLINS CO 970.651.2822	

**City Council
Agenda Item
8A**

Department of Parks and Recreation

Reference: *Resolution Approving the Submittal of a Grant Application to History Colorado – State Historical Fund for an amount not to exceed \$200,000 for the Main House Interior Phase 1 Project at Bromley-Koizuma-Hishinuma Farm.*

To: Mayor Richard N. McLean and Members of City Council
Through: Manuel Esquibel, City Manager

☐ Attorney Reviewed: _____ ☐ Regular Council Agenda Date: _____
☐ Finance Reviewed: _____ ☐ Resolution / Ordinance # _____
☐ Publication Dates: _____

Prepared By: Gary Wardle, Director of Parks and Recreation; and
Mark Heidt, Assistant Director of Parks and Recreation

Date Prepared: March 11, 2014

PURPOSE

A Resolution authorizing the City of Brighton to submit a History Colorado – State Historical Fund Competitive Grant Application requesting funding, not to exceed \$200,000.00 for the Main House Interior Phase 1 Project at Bromley-Koizuma-Hishinuma Farm.

BACKGROUND

The Brighton Historic Preservation Commission, through City Council, was able to have the Bromley Farm/Koizuma-Hishinuma Farm listed on the State and National Registers of Historic Sites. The Register listings are required by the State and they allow the City to apply for the State Historical Fund General Grant funding.

In 2008 the City received a History Colorado – State Historical Fund Competitive Grant for the Master Plan of the Farm. Avenue L Architects was hired in 2009 to develop the Master Plan. The Master Plan was completed by early 2010.

The Master Plan has identified the need for structural and exterior improvements to the Farm buildings – Main House, Migrant Worker House, Wash House, Barn, Silo, Metal Granary, and Milk Trough.

Brighton completed or is in the process of completing Phases 1 – 3. These phases deal with the Exterior Rehabilitation and Reconstruction of the Farm's Main House, Migrant Worker House, Wash House, Barn, and Silo. All of the previous grants received State Historical Fund Competitive Grant funding. Last year the Parks and Recreation Department applied for, but did not receive funding, the Main House Interior Phase 1 Project. The Department re-evaluated the 2013 application and is resubmitting in 2014 the application with the appropriate changes for this Interior 1 Project.

The Parks and Recreation Department Staff are presently recommending that the City apply for funding through a State Historical Fund Competitive Grant to assist with costs of the Interior Phase 1 Project of the Farm's Main House. The interior rehabilitation and reconstruction of the Farm's Main House will include: architectural and engineering construction documents and administration, archaeological monitoring, demolition and excavation as needed, asbestos abatement, foundations and structural framing, casework, wood trim, stairs and railing, wood floor reinstallation, doors, door frames and hardware, rehabilitation of windows, refinish wood flooring and install linoleum, drywall and plaster work, painting and wallpaper, accessible bathroom, re-install and rehabilitate fireplace (not to working order), ductwork and gas line for future furnace, electrical and light fixtures, general conditions, contractor fees and bonding,

and contingency. All work will be completed on the first floor. The second floor will be completed through a future grant funded project.

The total cost for the Interior Phase 1 Project of the Farm Main House is \$380,945.00. The City has budgeted \$180,945.00 (47.50% of total) toward this Farm Project in 2014. The additional \$200,000.00 (52.50% of total) will come from State Historical Fund Grant, through History Colorado (formerly the Colorado Historical Society).

FINANCIAL IMPACT

Awarded State Historical Fund Competitive Grant funds of \$200,000.00 will be used for the Interior Phase 1 Project of the Main House of the Bromley Farm/Koizuma-Hishinuma Farm.

OPTIONS FOR COUNCIL CONSIDERATION

- Approve the Resolution,
- Amend the Resolution, or
- Not approve the Resolution.

STAFF RECOMMENDATION

It is recommended that City Council approve the Resolution authorizing the City of Brighton to submit a State Historical Fund Competitive Grant Application in the requested amount of \$200,000.00 for the Main House Interior Phase 1 Project at Bromley-Koizuma-Hishinuma Farm; and authorize the City Manager to sign the Grant application.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO AUTHORIZING THE SUBMITTAL OF A GRANT APPLICATION TO COLORADO STATE HISTORICAL FUND FOR AN AMOUNT NOT TO EXCEED TWO HUNDRED THOUSAND DOLLARS (\$200,000) FOR THE MAIN HOUSE INTERIOR PHASE 1 PROJECT AT BROMLEY-KOIZUMA-HISHINUMA FARM; AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE GRANT APPLICATION THEREFOR.

WHEREAS, the Brighton Historical Commission received approval for the Bromley Farm/Koizuma-Hishinuma Farm to be listed on the State and National Registers of Historic Sites; and

WHEREAS, in 2008 the City received a State Historical Fund General Grant for the Master Plan of the Farm to be conducted by Avenue L Architects, which Master Plan that was completed by early 2010; and

WHEREAS, the Master Plan has identified the need for structural, exterior, and interior improvements to the Farm buildings; and

WHEREAS, the City received three History Colorado – State Historical Fund Competitive Grants for the Phases 1 – 3 Exterior Rehabilitation and Reconstruction of the Farm; and

WHEREAS, the Parks and Recreation Department Staff are presently recommending that the City apply for funding through a State Historical Fund Competitive Grant to assist with the costs of the Main House Interior Phase 1 Project at Brimley-Koizuma-Hishinuma Farm (“Main House Interior 1 Project”); and

WHEREAS, the City of Brighton intends to apply for an History Colorado – State Historical Fund Competitive Grant for the “Main House Interior 1 Project”, which is an integral part of the rehabilitation of the Farm site; and

WHEREAS, the City of Brighton realizes that the Main House Interior 1 Project includes the following work at the Farm site. All work will be completed on the Main House first floor. The Main House work includes: asbestos abatement, foundations and structural framing, casework, wood trim, stairs and railing, wood floor reinstallation, doors, door frames and hardware, rehabilitation of windows, refinish wood flooring and install linoleum, drywall and plaster work, painting and wallpaper, assessable bathroom, re-install and rehabilitate fireplace (not to working order), ductwork and gas line for future furnace, electrical and light fixtures, general conditions, contractor fees and bonding, contingency, Architectural and engineering construction documents, construction administration, and archaeological monitoring; and

WHEREAS, the City of Brighton estimates that the total cost of the Main House Interior 1 Project, as will be submitted in the City’s State Historical Fund Competitive Grant Application, will be \$380,945.00, of which amount the City will fund \$180,945.00 and the State Historical Fund Grant will fund \$200,000.00; and

WHEREAS, the City of Brighton City Council believes that it is reasonable and proper for the City to enter into a written agreement with State Historical Fund, provided that State Historical Fund, through the History Colorado (formerly known as Colorado Historical Society), issues the State Historical Fund Competitive Grant, for the budgeting, allocation and contribution of funds for the Main House Interior 1 Project in the amounts contemplated herein; and

WHEREAS, the City Council hereby finds and determines that said Grant Agreement would be necessary and proper to proceed with the Main House Interior 1 Project, and that it is in the best interests of the City to approve such an Agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BRIGHTON, AS FOLLOWS:

1. The City staff is authorized to submit a History Colorado – State Historical Fund Competitive Grant Application for the Main House Interior Phase 1 Project at Brimley-Koizuma-Hishinuma Farm (“Main House Interior 1 Project”); and the City Manager is authorized to sign the Grant application on behalf of the City.
2. Upon the City’s receipt of a written acknowledgement from State Historical Fund, through History Colorado, that the State Historical Fund shall fund the City’s State Historical Fund Competitive Grant Application in the amount not to exceed \$200,000.00, the City Manager or his designee shall promptly commence good faith negotiations for a reasonable “*Grant Agreement*” between the City and State Historical Fund for the use of the grant monies to complete the Main House Interior 1 Project for consideration by the City Council.

RESOLVED, this 18th day of March 2014.

CITY OF BRIGHTON, COLORADO

ATTEST:

By: _____
Richard N. McLean , Mayor

Natalie Hoel, City Clerk

APPROVED AS TO FORM:

Margaret R. Brubaker, Esq.
City Attorney

City Council Agenda Item 9A

OFFICE OF THE CITY CLERK

To:	<i>Mayor and City Council Members Manuel Esquibel, City Manager</i>
Prepared By:	<i>Natalie Hoel, City Clerk</i>
Date Prepared:	<i>March 12, 2014</i>
Reference:	<i>Appoint Acting Utilities Director Clint Blackhurst to the Metro Wastewater Reclamation District</i>

PURPOSE:

To appoint by Resolution Acting Utilities Director Clint Blackhurst to the Metro Wastewater Reclamation District.

BACKGROUND:

It is a requirement of the Metropolitan Sewage Disposal Act to appoint a voting Board member for a two-year term to the Metro Wastewater Reclamation District. Acting Utilities Director Clint Blackhurst will be appointed as a temporary voting Board member to the Metro Wastewater Reclamation District.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, APPOINTING CITY OF BRIGHTON ACTING UTILITIES DIRECTOR CLINT BLACKHURST AS THE CITY OF BRIGHTON REPRESENTATIVE ON THE BOARD OF DIRECTORS OF THE METRO WASTEWATER RECLAMATION DISTRICT TO FILL AN UNEXPIRED TERM TO JUNE 30, 2015

Resolution No. _____

WHEREAS, the Brighton City Council shall appoint a representative to the Metro Wastewater Reclamation District; and

WHEREAS, it is a requirement of the Metropolitan Sewage Disposal Act (Section 32-4-509{3}) that "Board members shall be qualified electors who are qualified to vote at general elections in this state and who reside within the district and within the municipality from which they are appointed". The act also requires that all Directors be appointed for two-year terms; and

WHEREAS, such appointments are hereby made by the Mayor, with the consent of the Councilmembers and may from time to time have the authority to re-appoint or appoint the utilities representative to the Metro Wastewater Reclamation District.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO THAT THE FOLLOWING APPOINTMENT BE MADE:

Metro Wastewater Reclamation District

- 1. Acting Utilities Director Clint Blackhurst Term: June 30, 2015**

RESOLVED this 18th day of March, 2014.

CITY OF BRIGHTON, COLORADO

Richard N. McLean, Mayor

ATTEST:

Natalie Hoel, City Clerk